

Petition 2025-031 by James Scruggs

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends the Neighborhood 1 Place Type for this site.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022) from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

To Deny:

This petition is found to be **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends the Neighborhood 1 Place Type for this site.

Therefore, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Neighborhood 1 Place Type and is situated in an area where more intense, mixed-use areas are oriented to the north and east with more moderate residential housing located directly south and low density Neighborhood 1 areas located to the west. This petition sits in a transitional area between Neighborhood 1 and Neighborhood 2 Place Types and the abutting activity center.
- The previous rezoning (RZP-2020-102) allowed 157 residential units with a mixture of attached building forms including duplexes, triplexes, and multi-family attached units (townhomes). The current proposal seeks approval for 397 units, including 73 multi-family attached units (townhomes) and up to 324 multi-family stacked units, reflecting a significant increase in density and a shift toward a more urban building form.
- The shift to higher density building forms is not compatible with the adjacent residential developments to the south and west and the CMS multi school campuses.
- The proposed increase from 157 to 397 residential units represents a substantial intensification that does not align with the previously approved development pattern or the surrounding neighborhood context.
- Staff prefers to see greater proportionality in the attached multi-family building forms along Neal Road with increased sensitivity to the surrounding neighborhood context.

- The site is within ¼ mile of both a Community Activity Center and Campus place types providing access to goods and services within a 10-minute walkshed of the proposed site.
- The petition proposes to develop a 12-foot shared-use path on the west side of Neal Road from IBM Drive, approximately 1300 ft long connecting to the existing SUP thereby enhancing pedestrian connectivity and walkability in the area.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.