

Petition 2025-029 by Summit Avenue Wesley Heights, LLC

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 2 Place Type.

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:

- The site is within walking distance of multi-family housing, single family housing, the Stewart Creek Greenway, and nearby goods and services, supporting the goals of the 2040 Comprehensive Plan for 10-Minute Neighborhoods.
- The existing MUDD-O zoning allows for intensive office and commercial uses; the proposed NC zoning district allows building forms that may be a more appropriate scale given the surrounding context and permits a mix of uses with prohibitions on auto-centric uses.
- The Neighborhood Center district promotes walkable, compact development and allows for a range of residential and commercial uses that can provide everyday services close to existing housing.
- The petition reflects a logical transition from light industrial and mixed-use zoning along Freedom Drive to residential zoning to the north and east, supporting a more connected and complete neighborhood. This site sits at the end of the Thrift Road corridor which is rapidly shifting from industrial uses to adaptive commercial and mixed-use projects.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhood

The approval of this petition will revise the *2040 Policy Map*, from the Neighborhood 2 Place type to the Neighborhood Center 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 2 Place Type.

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:

- (To be explained by the Zoning Committee)