

Petition 2025-096 by Berry Builders LLC

To Approve:

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

- The *2040 Policy Map* recommends the Neighborhood 1 Place Type.

Therefore, 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 designated as a Neighborhood 1 Place Type by the 2040 Policy Map, the parcels surrounding the property contain a mix of zoning districts including N-1, Neighborhood 2 (N-2), and business, and is abutting Manufacturing & Logistics, and office zoning districts.
- The site is along a local street with primarily single-family homes to the east and some multi-family developments though it is located in an area with a wide variety of uses and the proposed development is in keeping with the character of the area which is rapidly diversifying from industrial to a mix of office, retail, restaurant, and residential development with light industrial slowly moving out of the area.
- The site is located within a ½-mile to the Five Points intersection, an area designated as a Neighborhood Center by the 2040 Policy Map.
- The site is located less than a block from Stewart Creek Greenway as well as the Seversville and Martin Luther King Parks.
- The site is well served by transit and is located within a ½-mile walk of 2 LYNX Gold Line stations as well as the number 1, 7, 8, and 34 CATS local buses providing service between Little Rock and Scott Futrell Roads, Paw Creek, Callabridge Commons/Riverbend shopping centers, Northlake Mall, the Rosa Parks Community Transportation Center, and the Charlotte Transportation Center.

To Deny:

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

- The *2040 Policy Map* recommends the Neighborhood 1 Place Type.

However, 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)