

## Petition 2025-048 by Castlebridge Residential Development

### 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* calls for the Neighborhood 1 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 situated along Sunset Road in a suburban area transitioning with new development, often multi-family in nature.
- Though inconsistent with the *2040 Policy Map*, the requested N2-A (Neighborhood 2-A, Conditional) zoning is consistent and compatible with nearby approved rezonings (including adjacent MX-2 and N2-A), ensuring the development complements with surrounding land uses.
- When assessing a place type change from Neighborhood 1 to Neighborhood 2, this site meets much of the preferred criteria indicating policy support for a potential Neighborhood 2 designation. The criteria met by this petition includes minimum acreage, location along an arterial road, adjacency to preferred place types including Neighborhood 1 and Neighborhood 2, located just east of an activity center, and also located within an Access to Housing Gap as identified by the Equitable Growth Framework.
- The petition makes productive use of an infill site, providing new housing within an established area.
- Residents will have convenient access to Sunset Road and Oakdale Road, arterial streets that connect to local services and amenities.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 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.

### 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* calls for the Neighborhood 1 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)