

## Petition 2024-006 by Oak Hill Management

### 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* recommends the Campus 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 subject property is within ½ mile of a major transportation corridor.
- The subject property is within ½ mile walkshed of a proposed major trail access point.
- The subject property is within ½ mile of an Activity Center and Campus place type.
- The subject property is within an Access to Housing Gap and the petition supports the Equitable Growth Framework (EGF).
- The subject property meets the preferred five acre minimum for a place type amendment.
- The subject property abuts acreage zoned R-12MF(CD) with a N2 place type and developed with multi-family residential units.
- The following preferred transitions are present with this petition: Parks and Preserves, and Campus.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 4: Trail & Transit Oriented Development

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from current recommended Campus Place Type to new recommended 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* recommends the Campus 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)