

Petition 2024-063 by Alchemy Development, 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 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:

- While the site is designated as a Neighborhood 1 (N-1) Place Type by the *2040 Policy Map*, the property contains 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 bordered by Innovation Mixed Use (IMU) Place Type to the north and N-1 to the south. The *2040 Comprehensive Plan* recommends N-2 as a preferred transition between the IMU and N-1 Place Types.
- The site 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 heavy industrial to a mix of light industry, office, retail, restaurant, and residential development.
- The proposed development would fill a need for housing in an area that has been identified as an Access to Housing Gap by the *Comprehensive Plan*.
- The site is located within a ½-mile 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.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10-Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

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.

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)