

Petition 2025-042 by Bryan Elsey

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 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:

- Located in an area with a mix of multi-family and single family residential development, this petition proposes a moderately intense multi-family development that is mindful of existing land use patterns as well as the necessity for attainable housing.
- The petition site has preferred place type adjacencies of Neighborhood 1, Neighborhood 2, and Parks and Preserves and meets the preferred minimum acreage for a place type amendment to Neighborhood 2.
- The site is less than ¼ mile from bus stops for CATS Route 211 and less than one mile from the Tom Hunter Blue Line Station.
- The site is across Tom Hunter Road from Tom Hunter Park.
- The petition commits to providing workforce housing at an average of 60% of the Area Median Income.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 3: Housing Access for All

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022) from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type.

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 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)