

Petition 2025-129 by True Homes

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 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 site is designated as the Campus Place Type by the *2040 Policy Map*. The proposed zoning of N2-B(CD) (Neighborhood 2-B, conditional) is inconsistent with the *Policy Map* recommendation.
- However, the site consists of an undeveloped portion of a parcel developed as a religious institution. The *2040 Comprehensive Plan* calls for residential development in Campus Place Type that supports the mission of the associated institution.
- The proposed development will provide housing at an attainable price point, committing to all residential dwelling units being reserved for households earning 80% or less of Area Median Income (AMI).
- The rezoning would amend the *2040 Policy Map* to the Neighborhood 2 Place Type, and the site has preferred Neighborhood 2 Place Type adjacencies including Commercial, Neighborhood 2, and Neighborhood 1 Place Types.
- The proposed rezoning to N2-B(CD) would allow additional residential units, expanding options in housing type and availability. The inclusion of affordable housing provisions may increase the supply of workforce housing, contributing to overall housing supply.
- The plan proposes live-work units that could provide small business opportunities for residents.
- The petition commits to enhanced open space standards that exceed ordinance requirements.
- The site is adjacent to a commercial area that includes daily needs such as retail stores, grocery stores, restaurants, personal services, and institutional uses.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion may be facilitated by providing a mix of housing types such as quadrplexes, multi-family attached, and live-work units.
 - 3: Housing Access for All may be facilitated by providing conditions that residential units will be offered for sale or lease to households earning 80% of the Area Median Income (AMI) or below.

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 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)