

Petition 2025-032 by Queen City Land

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 for this site.

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 petition is adjacent to properties zoned N1-A and designated as the Neighborhood 1 Place Type by the 2040 Policy Map. The proposed site plan doesn't exceed building forms allowed within N1 zoning districts. This provides a transition in density from the single family detached development adjacent to the site to the non-residential uses portion of this proposal under NC zoning.
- The site plan includes a more substantial 20-foot landscape yard along the southern property line, exceeding ordinance requirements where it borders existing single-family uses.
- The Neighborhood Center portion of the petition allows access to goods and services within walking distance of nearby residential neighborhoods.
- The site is located within proximity to the Reedy Creek Nature Center and Preserve.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 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 and Neighborhood Center Place Types 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* (2022) recommends the Neighborhood 1 Place Type for this site.

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)