

Petition 2025-068 by PK819 LLC

To Approve:

This petition is found to be **consistent** 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 the site.

Therefore, 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 the Belmont neighborhood, this site is in an area that is directly surrounded by longstanding single family development that has close proximity to the LYNX Blue Line transit, a mix of retail, adaptive reuse projects, and multi-family development.
- The site currently has UR-2(CD) entitlements via petition 2018-011 for five attached dwelling units. The site was never built out to the plan approved in the 2018 petition and the current proposal for N1-C would bring the zoning into alignment with the site's surroundings.
- The N1-C zoning district allows for single family detached uses as well as duplexes, triplexes, and a limited number of other uses that would be compatible with the established and entitled development in the area.
- The subject property has convenient access to the Little Sugar Creek Greenway, CATS bus route 23, the Parkwood Station along the LYNX Blue Line, as well as a variety of goods and services within the Community Activity Center that follows North Davidson Street.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods

To Deny:

This petition is found to be **consistent** 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 the site.

However, 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)