

Petition 2025-080 by SW Development Partner, 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 Commercial 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 *2040 Policy Map* recommends a Commercial Place Type for the site. Neighborhood 2 Place Types are typically intended to serve as a transition between lower-density residential areas and higher-intensity commercial or mixed-use centers. The proposed zoning would be appropriate in this context, as it provides a gradual transition from the Neighborhood 1 zoning and existing single-family homes along East WT Harris Boulevard to the commercial uses along Independence Boulevard.
- The proposal for 44 multi-family attached residential units will expand housing options in this area supporting broader goals for more housing diversity.
- This proposal remains consistent with the multi-family entitlements previously approved for the site.
- The proposed site is located adjacent to the Independence corridor offering potential access to a wide range of goods, employment opportunities, healthcare, education, and essential services.
- The site is within ¼ mile of a CATS bus stop with access to routes 17, 74x, and 64x.
- The site is located within proximity to the Campbell Creek Greenway.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion.

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