

Petition 2025-076 by Kevin Nguyen, 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* 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:

- The site is adjacent to multi-family attached residential dwellings to the west along Shopton Road.
- The site is within 1/3 mile of a commercial node at Shopton Road and Steele Creek Road, providing walkable access to goods and services.
- The petitioner has committed to provide a larger landscape yard than required by the ordinance with a 20' yard planted to Class B standards with a 6' opaque fence along the northern property boundary where adjacent to single family detached dwellings.
- The petition meets preferred criteria for changing to a Neighborhood 2 Place Type given its adjacency to the Neighborhood 1 Place Type, proximity to a commercial node, and location fronting an arterial street.
- 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* (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)