

## Petition 2025-133 by Carolina Properties III, LLC

### To Deny:

The petition is **inconsistent** with the goals and policies of the *North Middle Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition may not facilitate priority goals of the area plan.
- Although the petition is in alignment with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type, it does not meet the Creating Complete Communities Place Type 5 Criteria for a change to a more intense Neighborhood 1 zoning classification.

Therefore, we do not find this petition to be reasonable or in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The proposed rezoning is inconsistent with the goals and policies of the recently adopted *North Middle & Outer Community Area Plan (CAP)* as the plan does not align with Place Type 5 (PT-5).
- The PT-5 criteria establish standards to ensure that new development is compatible with surrounding residential patterns by evaluating factors such as lot size and configuration, street frontage types, and the location of the parcel within the block (e.g., mid-block or corner), with the goal of maintaining cohesive neighborhood character.
- The proposed rezoning does not fully align with the PT-5 criteria, as the lot widths and dimensions are substantially smaller than those within the adjacent neighborhood. However, the site is accessed from an existing street stub, the proposed streets match the local residential street classifications in the area, and the parcel is neither a corner nor mid-block lot.
- Site specific design, open space, and landscaping elements should be included to minimize potential exposure to undesirable or unhealthy conditions when introducing new single family development adjacent to existing industrial development or Manufacturing & Logistics Place Type.
- The petition should consider utilizing a larger portion of the land area available to increase lot sizes and bring lots more inline with the dimensional standards of the adjacent neighborhood.
- The majority of the site is in alignment with the *2040 Policy Map* designation of Neighborhood 1 Place Type and proposes to reduce the development potential for a portion of the site by revising the *Policy Map* from the Neighborhood 2 to the Neighborhood 1 Place Type.
- The site is accessed by an existing street stub, installed with the intention of connecting to future development. The plan proposes low-intensity, single family detached dwellings along extended and new local residential public streets which matches the land use of the adjacent subdivision.
- The site is not within walking distance of transit or Activity Center Place types thereby conforming to the low-intensity character of the established residential area.

The petition would not facilitate any additional *2040 Comprehensive Plan* Goals.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* for a portion of the site, from the Neighborhood 2 Place Type to the Neighborhood 1 Place Type for the site.

**To Approve:**

The petition is **inconsistent** with the goals and policies of the *North Middle Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition may not facilitate priority goals of the area plan.
- Although the petition is in alignment with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type, it does not meet the Creating Complete Communities Place Type 5 Criteria for a change to a more intense Neighborhood 1 zoning classification.

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:

- (To be explained by the Zoning Committee)