

Petition 2025-058 by StudioOne9 Architecture, PLLC

To Approve:

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

- The petition may facilitate the following priority goals of the area plan:
 - 2: Neighborhood Diversity & Inclusion may be facilitated by increasing the availability of missing-middle housing options in the area through the development of up to 20 multi-family residential units which may diversify the existing housing stock, that is dominated by single family detached and townhome units; and
- The petition is not in alignment with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type but meets Minor Map Amendment Criteria for a change to the Neighborhood 2 Place Type.

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:

- The petition is appropriate and compatible with the surrounding land uses as the site is adjacent to properties to the north and south designated as the Neighborhood 2 Place Type by the *2040 Policy Map*.
- The site is within a ¼-mile walk of a designated Neighborhood Center Place Type containing uses such as retail, restaurant, childcare, and religious institutions along the Sugar Creek Road corridor.
- The development proposes low-rise multi-family dwellings that are consistent with the scale of nearby two-story multi-family buildings on Honduras Drive and the adjacent single family detached homes on Honduras Drive and Anna Garrison Road.
- The site is within a 1-mile walk of Sugar Creek Station on the LYNX Blue Line. The site is served by transit by the number 211 CATS local bus, providing service between Sugar Creek Station and Tom Hunter Station on the LYNX Blue Line.

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 Neighborhood 2 Place Type for the site.

To Deny:

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

- The petition may facilitate the following priority goals of the area plan:
 - 2: Neighborhood Diversity & Inclusion may be facilitated by increasing the availability of missing-middle housing options in the area through the development of up to 20 multi-family residential units which may diversify the existing housing stock, that is dominated by single family detached and townhome units; and
- The petition is not in alignment with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type but meets Minor Map Amendment Criteria for a change to the Neighborhood 2 Place Type.

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)