

Petition 2025-131 by Queen City Land, LLC

To Approve:

This petition is found to be **consistent** with the goals and policies of the *Northeast Middle & Outer 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:
 - 1: 10 Minute Neighborhoods may be facilitated by this petition as it could allow for housing diversity and density in proximity to activity centers along East W.T. Harris.
 - 2: Neighborhood Diversity & Inclusion may be facilitated by proposing to provide a mix of housing types such as duplexes, triplexes, and quadraplexes as allowed in the N2-A(CD) district in an area where much of the housing stock is dominated by single family subdivisions.
- 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 adds a multi-family component consistent with the corridor's recent N-2 rezonings by providing a diverse mix of housing types and density such as duplexes, triplexes, and quadraplexes.
- The site meets the Minor Map Amendment Criteria for a change in the adopted place type to the Neighborhood 2 Place Type based on the site's acreage, place type adjacencies, and locational criteria.
- The site is adjacent to Reedy Creek Nature Center and Preserve and the Reedy Creek Greenway system, providing recreative opportunities and alternative pedestrian connectors.
- The site is served by the number 29 CATS local bus route.
- The site is within a 1/2-mile of a designated Neighborhood Center to the west which contains essential goods and services.

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 the Neighborhood 2 Place Type for the site.

To Deny:

This petition is found to be **consistent** with the goals and policies of the *Northeast Middle & Outer 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:
 - 1: 10 Minute Neighborhoods may be facilitated by this petition as it could allow for housing diversity and density in proximity to activity centers along East W.T. Harris.
 - 2: Neighborhood Diversity & Inclusion may be facilitated by proposing to provide a mix of housing types such as duplexes, triplexes, and quadraplexes as allowed in the N2-A(CD) district in an area where much of the housing stock is dominated by single family subdivisions.

- 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)