

Petition 2024-019 by 517 East 17th, LLC

To Approve:

This petition is found to be **consistent** 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)* calls for Neighborhood 1.

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:

- This rezoning area is located in a part of the Optimist Park neighborhood that is primarily zoned N1-D and developed with single family homes in an area just south of the existing LYNX Blue Line with close proximity to denser activity centers east and west of the subject site.
- The existing conditional plans that were approved in 2019 and 2020 as petitions 2018-012 and 2019-126 proposed denser building forms than currently exist within the block. Bringing the site back under a zoning district that matches the rest of the block would allow for more compatible land uses but also maintain flexibility in building forms as a result of the N1-D and N1-E districts allowing for duplexes and triplexes.
- The proposed zoning districts are consistent with the recommended Neighborhood 1 Place Type. The existing UR-2(CD) plan entitles building forms and a site design that are inconsistent with the Neighborhood 1 Place Type.
- The N1-D and N1-E zoning districts allow for the same single family uses but differ slightly on standards such as minimum lot size and width. As a result, the N1-E district is being sought for two parcels in the rezoning area that would not be able to develop under the N1-D district because of the dimensional constraints of the lots.

To Deny:

This petition is found to be **consistent** 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)* calls for Neighborhood 1.

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)