

Petition 2023-116 by Stanley Martin Homes

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 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 Neighborhood 2 Zoning Districts are intended to accommodate a mixture of moderate to high-intensity residential development types and also serves as a transition between less intense residential development and higher intensity mixed-use centers.
- The N2-A Zoning District is intended for the development of multi-family attached dwellings with lower-intensity residential dwellings, including single-family, duplex, triplex, and quadraplex dwellings are also allowed in the zoning district, subject to the standards of the N1-E Zoning District, or as components of a multi-dwelling development.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion
 - 3: Housing Access for All

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 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)