

Petition 2024-053 by JCB Urban Company

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 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 includes two noncontiguous parcels; 4019 Sofley which is developed with a single-family home and is currently zoned N1-B and 4101 Sofley which is undeveloped and currently zoned INST(CD).
- The requested N1-C zone allows for the development of residential dwellings on lots 8,000 square feet or greater.
- The neighboring parcels to the east and west are predominantly zoned N1-B and improved with residential uses. The N1-C zoning would blend with the current residential character of the neighborhood.
- The inclusion of residential dwellings on currently underutilized or vacant lots could enhance the housing options available within the neighborhood.
- The N1-C zone is consistent and compatible with the general development pattern in the area which predominately includes single-family homes on lots of varying sizes. The large lot to the south of these parcels is developed with a church.
- This petition could increase the housing options for middle density housing within an existing neighborhood.
- The proposed rezoning will promote a mix of residential uses while respecting the neighborhood's existing scale and character.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 2: Neighborhood Diversity & Inclusion

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 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)