

Petition 2022-025 by Elm Lane THD, LLC

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The Policy Map recommends Neighborhood 1 place type for the site.

However, 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 could facilitate Goals 1: 10-Mintue Neighborhood, 2: Neighborhood Diversity, 5: Safe & Equitable Mobility, 6: Healthy, Safe & Active Communities and 9: Retain Our Identity & Charm of the 2040 Comprehensive Plan.
- The parcel is an infill parcel with 1 single family home that was not redeveloped along with the surrounding development.
- The methodology for developing the Policy Map prioritized current R-3 zoning and was not a parcel specific evaluation.
- The site is surrounded by Neighborhood 2 place type and zoning for single family attached uses.
- The proposed single family attached development is more in character and compatible with the surrounding development than single family detached homes..

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to Neighborhood 2 Place Type for the site.

To Deny:

This petition is found to be **inconsistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The Policy Map recommends Neighborhood 1 place type for the site.

Therefore, 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)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: