

## Petition 2024-136 by ST. CHARLES AVENUE 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)* recommends the 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:

- This portion of this Cotswold neighborhood has long been established with single family homes. Goods and services can be accessed by residents along the intersection of Monroe and Sharon Amity to the east and the intersection of Sharon Amity and Randolph to the West of the site with several transit stops found along North Sharon Amity Road, Monroe Road, and Randolph Road
- The proposed zoning represents a slight increase in intensity over the existing N1-A entitlements, creating a gradual transition between the lower-intensity N1-A and the higher-intensity multi-family zoning districts (R-12MF(CD) & UR-2(CD)) to the south and west of the site. This ensures a development pattern that prevents sharp zoning contrasts while maintaining the overall character of the neighborhood.
- The site of this proposed rezoning has N1-C entitlements very close to the site.
- The primary difference between N1-A (current zoning) and N1-C (proposed zoning) is in dimensional standards, such as lot size and lot width.
- The site is located near two Activity Centers along the intersection of Monroe and Sharon Amity to the east (about 1 mile) and the intersection of Sharon Amity and Randolph to the West of the site (about 1 mile) and near transit stops on North Sharon Amity Road, Monroe Road, and Randolph Road. Therefore, future residents will have convenient access to shopping, dining, and essential services without relying heavily on cars.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods

### 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)* recommends the 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)