

Petition 2025-010 by David Phillips

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:

- Advances Goals 1 (10-Minute Neighborhoods) and 2 (Neighborhood Diversity & Inclusion) by allowing more housing types in an established area.
- Both N1-B and N1-C zoning districts allow the same housing types (e.g., single-family homes, duplexes, triplexes), but N1-C permits smaller minimum lot sizes and widths. This allows for modest increases in housing density while maintaining neighborhood form and character.
- The subject property is significantly larger than nearby lots; and the surrounding residential area, in particular this block, lacks an established lot pattern. As a result, this rezoning wouldn't result in a disruption of a well defined residential character.
- The site is surrounded by other N1-zoned parcels but is located just north of East Woodlawn Road, where zoning transitions to commercial and multifamily districts (e.g., CG, UR-2(CD), R-8MF(CD)). This petition offers a gradual zoning step between single-family uses and more intense development.
- Rezoning to N1-C preserves the residential character of the neighborhood while enabling housing diversity.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022) from current recommended place type to new recommended place type for the site.

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)