

Petition 2025-045 by J&J Custom 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) 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:

- The petition is consistent with the 2040 Policy Map, which supports residential uses.
- The N1-D Zoning District allows for the development of residential dwellings on lots of 3,500 square feet or greater which allows for smaller lots compared to N1-A which has a 10,000 square foot minimum.
- The MX-2 INNOV zoned single family development on the rezoning site's eastern boundary has lot dimensions similar to the minimum dimensions of N1-D. The property directly west of the rezoning site is built out with multi-family attached building forms. These existing, abutting developments support the request to rezone to a higher classification N1 district.
- This proposed rezoning aligns with the recommendation for the Neighborhood 1 zoning district and commits to single family detached building forms consistent with much of the area.
- 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) 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)