

Petition 2024-116 by Feven Nagesh

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 for the site.

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 the Hidden Valley neighborhood has long been established with single family homes. Goods and services can be accessed by residents along North Tryon Street and West Sugar Creek Road with frequent transit stops found along both corridors.
- The N1-B and N1-C zoning districts allow the same single family residential uses. The primary differences between the two Neighborhood 1 districts are limited to dimensional standards such as lot size or lot width. Minimum lot area in the N1-B district for example is 8,000 square feet whereas the N1-C district allows lots that are a minimum of 6,000 square feet. This petition would allow for slightly more flexibility in the dimensional standards for the site but will maintain the same single family intent and allowed uses that currently exist under the N1-B zoning.
- A conditional plan was not necessary for this rezoning request given that the proposed district is only one classification above the existing zoning and the size of the rezoning area is less than half an acre, minimizing potential impacts to the neighborhood.

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)