

## Petition 2023-095 by Men in Motion Home Renovations, 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)* calls for Neighborhood 1.

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 rezoning offers missing middle density housing in an area that is largely populated by single family detached neighborhoods interspersed among industrial and commercial facilities along the Graham Street corridor. Although this type of residential product does not currently exist in the area, the proposal is not incompatible with surrounding uses and the specified maximum unit count of 10 units across the approximately two acres is fairly modest in density.
- The Neighborhood 1, E zoning district permits the development of duplexes and triplexes by-right. The existing N1-A zoning district would also permit such uses, but the N1-E district allows for greater flexibility in dimensions such as lot size.
- This petition would maintain a sizeable tree save area along the site's southwestern boundary. The tree save area would buffer the proposed residential uses from the existing manufacturing and logistics zoning to the south.
- The proposal is consistent with the recommended Neighborhood 1 Place Type and maintains the neighborhoods single family character.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

### 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)* calls for Neighborhood 1.

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)