

Petition 2024-009 by Ramon Adames

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* recommends 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:

- The proposed N1-E zoning is consistent with the N1 place type recommended by the 2040 Policy Map.
- The site is less than ½ mile from the Blue Line I-485/South Blvd light rail station as well as retail and services located along South Boulevard.
- The neighborhood surrounding the site along China Grove Church Road includes a variety of housing types including single-family and multi-family attached. The proposed rezoning could support some additional housing density by allowing residential dwellings on lots of 3,000 square feet or greater.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 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* recommends Neighborhood 1 place type for the site.

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)