

Petition 2025-105 by Zealous Empowering Nurturer

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 this 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 site is designated as a Neighborhood 1 Place Type by the *2040 Policy Map*. The proposed zoning of N1-A is consistent with the *Policy Map* recommendation.
- The site is presently zoned R-8MF(CD), a multi-family legacy zoning district that was conditionally rezoned in the 1990's (RZP 1994-059) to allow only a daycare use. The proposed zoning is N1-A, which represents a lower-intensity, single family zoning district consistent with the surrounding neighborhood.
- Single family detached homes are the primary use in this zoning district. Duplexes, triplexes, civic uses, and recreation and agricultural uses may also be found in this zoning district.
- 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 for this 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)