

Petition 2022-154 by Real Estate Properties Holding Homes, 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)* 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:

- This petition is appropriate and compatible as the site is within an area designated by the *2040 Policy Map* for the Neighborhood 1 Place Type.
- The petition could help facilitate the goal of providing a variety of housing types within an area where single-family housing is the predominate land use.
- The Neighborhood 1 Place Type calls primarily for single-family detached and attached dwellings. Additionally, this Place Type recommends development of parks, religious institutions, and neighborhood schools. The N1-D zoning district could facilitate these plan goals.
- The development pattern prescribed by the Neighborhood 1 Place Type and permitted by the N1-D zoning district is consistent with the character of this area.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion
 - 9: Retain Our Identity & Charm.

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)