

Petition 2025-039 by Christopher Martin

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-C(CD) is consistent with the *2040 Policy Map* recommendation.
- The proposed zoning represents a slight increase in intensity over the existing N1-B entitlements.
- The petition proposes a maximum height lower than what the district permits, to maintain a scale consistent with surrounding development.
- The primary difference between N1-B (current zoning) and N1-C (proposed zoning) is in dimensional standards, such as lot size and lot width. The two N1 districts permit the same uses.
- The subject property's particularly large lot width, relative to the surrounding context, provides a strong basis for the proposed subdivision under the N1-C zoning district.
- The petition proposes a single family residential building type that aligns with the surrounding single family neighborhood.
- 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)