

## Petition 2024-001 by Jessica M Moreno Hernandez

### 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 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:

- Approval of this petition could increase the housing options for middle density housing in the area.
- The neighborhood consists of a mix of single-family home types.
- The N1-C district allows for the development of single-family, duplex, and triplex dwellings which can promote housing diversity as well as allow for flexibility in creation of housing within existing residential neighborhoods.
- The N1-C Zoning District allows for the development of residential dwellings on lots of 6,000 square feet or greater, which is consistent with the general lot pattern in the area.
- The specific dimensional and design standards of the proposed zone will allow for the development of residential dwellings that are compatible with the existing residential development pattern in the area.
- There is bus access along Old Statesville Road within a ½ mile of this site.
- 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) calls for 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)