

Petition 2025-078 by Jeff Imobersteg

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 is situated among lots with typical lot dimensions that span from 50' to 100' in width for most adjacent properties and lot areas that mostly range between 10,000 and 20,000 square feet. This site has a lot width of 105' and a lot area exceeding 15,000 square feet. The subject site is adjacent to several lots that have been rezoned to the N1-C district, aligning with entitlement shifts in this residential block.
- The N1-A and N1-C zoning districts allow the same single family residential uses. The primary differences between the two Neighborhood 1 districts are limited to dimensional standards such as lot width. This petition would allow for slightly more flexibility in the dimensional standards for the site but will maintain the same single-family intent and allowed uses that currently exist under the N1-A zoning.
- The petition could facilitate the following *2040 Comprehensive Plan* goals:
 - 1: 10-Minute Neighborhoods

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)