

## Petition 2022-222 by Pearl Properties 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* 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:

- The Neighborhood 1 Place Type recommends neighborhoods with a variety of housing types, where single-family housing is still the predominant use.
- The N1-A through N1-E zoning Districts allow for the development of single-family, duplex, and triplex dwellings on all lots.
- The proposal remains compatible with the character of the area, which is comprised of the Neighborhood 1 Place Type.
- The proposal is reasonable given the site is near existing residential uses and neighborhood amenities.
- 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* 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)

### Motion:

### Approve or Deny

### Maker:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: