

Petition 2023-054 by Smith Chelsi Bjorklund Hendric

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 Neighborhood 1.

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 petition is appropriate and compatible because N1-D is a primary residential zoning district with adjacency to N1-A.
- The N1-D Zoning District allows for the development of residential dwellings on lots of 3,500 square feet or greater.
- There is bus access along Monroe Road within a ½ mile of this site.
- The N1-D district allows for the development of single-family, duplex, and triplex dwellings on all lots, which are compatible with the adjacent N1-A zoning.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 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 Neighborhood 1.

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)