

Petition 2026-017 by Kevin Curran

To Approve:

The petition is **consistent** with the goals and policies of the *West Middle Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition is in alignment with the *2040 Policy Map* recommendation for 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 proposed rezoning is consistent with the goals and policies of the recently adopted West Middle Community Area Plan (CAP). The plan aligns with Place Type 5 (PT-5).
- The PT-5 criteria establish standards to ensure that new development is compatible with surrounding residential patterns by evaluating factors such as lot size and configuration, street frontage types, and the location of the parcel within the block (e.g., mid-block or corner), with the goal of maintaining cohesive neighborhood character.
- The proposed rezoning aligns with the PT-5 criteria, as the lot widths, lot area, setbacks, and development types match the character of the surrounding neighborhood.
- The site is in alignment with the 2040 Policy Map designation of Neighborhood 1 Place Type.
- The plan proposes low-intensity, single family detached dwellings along existing public streets.
- The site is not within walking distance of transit or Activity Center Place Types thereby conforming to the low-intensity character of the established residential area.

To Deny:

The petition is **consistent** with the goals and policies of the *West Middle Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition is in alignment with the *2040 Policy Map* recommendation for 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)