

Petition 2025-136 by Larry Cooper

To Approve:

This petition is found to be **consistent** with the goals and policies of the *North Middle & Outer Community Area Plan* based on the information from the staff analysis and the public hearing and because:

- The petition may facilitate the following priority goals of the area plan:
 - 2: Neighborhood Diversity & Inclusion may be facilitated by adding the ability to develop more infill housing along a major arterial and near commercial areas.
- 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 site is designated as a Neighborhood 1 Place Type by the *North Middle & Outer Community Area Plan* and the *2040 Policy Map*. The request is in alignment with the site's Place Type designation and Community Area Plan goals.
- The proposed zoning represents a slight increase in intensity over the existing N1-B entitlements.
- The primary difference between N1-B (current zoning) and N1-C (proposed zoning) is in dimensional standards, such as lot size and lot width. The two N1 districts permit the same uses.
- The site meets Place Type 5 criteria using the Creating Complete Communities policy guidance. The subject property's particularly large lot width without a clear lot pattern relative to the surrounding context, and being on an arterial, provides a strong basis for the requested rezoning to the N1-C zoning district.

To Deny:

This petition is found to be **consistent** with the goals and policies of the *North Middle & Outer Community Area Plan* based on the information from the staff analysis and the public hearing. The petition may facilitate the following priority goals of the area plan:

- 2: Neighborhood Diversity & Inclusion may be facilitated by adding the ability to develop more infill housing along a major arterial and near commercial areas.

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)