

Petition 2025-141 by Darway Dalmeida

To Approve:

This petition is found to be **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 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 near commercial areas and points of interest.
- 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 *West Middle 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.
- Directly south of the subject site, across Cochrane Drive, is the approved Rezoning Petition 2024-114, which permits up to 53 multi-family attached units.
- The site meets Place Type 5 criteria using the Creating Complete Communities policy guidance. This policy outlines criteria that a rezoning petition should meet if it is requesting a more intense Neighborhood 1 zoning district to assess impacts to established residential areas that may have defined characteristics.

To Deny:

This petition is found to be **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 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 near commercial areas and points of interest.
- 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)