

Petition 2026-009 by David Simonini Signature Homes, LLC

To Approve:

This petition is found to be **consistent** with the goals and policies of *the South 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 petition is in alignment with the 2040 Policy Map recommendation for the Neighborhood 1 (N1) Place Type and proposes single family homes consistent with the type of development on the corridor. With revisions to the proposal, the petition is generally consistent with the intent of the criteria outlined in the Place Type 5 (PT-5) policy found in the South Middle Area Plan.
- 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 petitioner softens the transition of the proposed N1-D zoning with conditions for a minimum lot area of 6,000 square feet and lot width of 55 feet, exceeding the ordinance standards of 3,500 square feet for area and 40 feet for lot width. These conditions for the lot dimensions on the site and the commitment to 10 single family homes help blend the proposed development with the existing development along the corridor.
- In recognition of the specific characteristics that define the residential homes along Old Providence Road, the petition voluntarily commits to an open space area along the frontage to help create a larger setback for the development similar to the edges seen along neighboring properties. Amenitized open space within the development is also committed to, giving relief to built upon area within the site and providing passive recreational space.

To Deny:

This petition is found to be **consistent** with the goals and policies of *the South 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)