
TO: Maxx Oliver, CZO – Entitlement Services

FROM: Tolu Ibikunle, AICP – Long Range Planning

SUBJECT: REZ 2025-051: 2040 Comprehensive Plan Consistency

LOCATION: 1822 Parson St (PID: 08313503)

DESCRIPTION: Zoning Change Request from N1-C to N1-D – 0.33 acres.

The Long-Range Division of the Planning, Design and Development Department offers the following comments on the above referenced rezoning petition. Please communicate these comments with the petitioner to the greatest extent practical and incorporate into the public hearing staff analysis report.

Plan Consistency: This petition is **CONSISTENT** with the 2040 Policy Map recommendation for **Neighborhood 1 (N1)**. The table below represents elements of N1 Place Types:

Land Uses	Primarily single-family detached, duplexes, triplexes, quadraplexes, attached single-family, and small multi-family buildings
Character	Low-rise residential buildings with similar setbacks and lot sizes
Mobility	Well-connected local street network supports walking, biking and transit
Building Form	Single-family buildings up to 3 or 4 stories; attached residential buildings typically have 4-6 units
Open Space	Typically, private yards and improved common areas