

## Petition 2022-209 by The Keith Corporation

### To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends Community Activity Center.

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:

- Located just outside of Uptown along East Morehead Street, this area is continuing to densify with new developments such as The Pearl that offer not only the neighborhood but the larger community a mixture of uses in structures that better utilize land area and work towards the goals of the Community Activity Center.
- This proposal aligns with adjacent projects and meets the intentions of the Community Activity Center Place Type with commitments to ground floor activation, improved pedestrian infrastructure, and moderately dense development with a variety of uses.
- Uses that would be incompatible with the Community Activity Center Place Type such as automotive service stations and drive-through windows are prohibited in this conditional plan.
- The specified maximum height in this rezoning of 225 feet matches the prescribed maximum building heights in the approved, adjacent rezoning petition 2021-092 for The Pearl. The height along East Morehead Street will be stepped down to 100 feet at a depth of 115 feet into the site to provide contextual sensitivity to the nearby residential areas in the Dilworth Historic District.
- This proposal helps to support environmental goals laid out in the 2040 Comprehensive Plan by committing to Leadership in Energy and Environmental Design (LEED) Silver construction standards and providing electric vehicle (EV) capable parking spaces and charging stations.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 3: Housing Access for All
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities
  - 7: Integrated Natural & Built Environments
  - 8: Diverse & Resilient Economic Opportunity

### To Deny:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends Community Activity Center.

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)

### Motion:

### Approve or Deny

### Maker:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: