Petition 2022-133 by Paramount Development, LLC

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 the Regional Activity Center Place Type for this site.

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 proposed plan would add to the variety of housing options in the area by providing mid-rise residential buildings.
- The proposed plan provides a high level of non-auto mode trips due to the proximity of the Mall.
- The Petitioner will provide a publicly accessible pocket park along the boundary of Development Area A.
- Petitioner will construct a 12-foot sidewalk through Development Area A that will provide a connection between the perimeter retail area and the main Mall building.
- The Petitioner will provide an eight (8) foot planting strip and an eight-foot sidewalk along Northlake Mall Drive.
- The Petitioner will provide an internal network of sidewalks within each Development area connecting the proposed buildings to the Northlake Mall Drive.
- Gated multifamily inside of a regional activity center however does not promote walkability or integrate well with surrounding entitlements, particularly those north of the mall property.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
    - 1: 10 Minute Neighborhoods.

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 the Regional Activity Center Place Type for this site.

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:
2ND:

Vote:
Dissenting:
Recused: