

Petition 2024-142 by Sait's LLC

To Approve:

This petition is found to be **inconsistent** 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 Manufacturing and Logistics Place Type for the subject parcel.

However, 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:

- Although the proposed zoning conflicts with the *2040 Policy Map*, recent rezoning in the surrounding area has designated neighboring parcels as Transit-Oriented Development (TOD).
- TOD-NC is well-suited for areas near transit corridors and is designed to support a mix of uses while promoting walkability and transit use.
- The site is less than 1 mile from the Tom Hunter LYNX Blue Line station.
- This proposed zoning aligns with UDO goals by allowing a mix of residential, commercial, and retail spaces while reducing car dependency.
- TOD-NC zoning incorporates urban design standards from the UDO that require active street frontages, building placement that engages pedestrians, and overall aesthetic improvements, making the area more attractive and functional.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhood
 - 4: Trail & Transit Oriented Development

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Manufacturing and Logistics Place Type to Community Activity Center Place Type for the site.

To Deny:

This petition is found to be **inconsistent** 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 Manufacturing and Logistics Place Type for the subject parcel.

Therefore, 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)