

## Petition 2023-078 by CitiSculpt, 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)* calls for 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 along the densifying Kenilworth Avenue corridor, the petitioned area currently hosts single story structures with various banking and office uses among a substantial amount of surface parking. Rezoning this site to CAC-2 would help facilitate redevelopment that better utilizes the land and aligns with the scale of new development in the area.
- This rezoning would not interfere with sensitive land uses such as single family neighborhoods given its direct adjacency to a mix of commercial, office, and multi-family developments.
- The CAC-2 district maintains high design standards and encourages multi-modal transportation with a focus on bettering pedestrian environments.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

### 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)* calls for 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)