

## Petition 2024-125 by Tay Holdings, 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 Neighborhood 2 Place Type.

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 petition is consistent with the *2040 Policy Map* recommendation for the Neighborhood 2 (N-2) Place Type. The N-2 Place Type promotes a variety of housing types such as attached multi-family dwellings as proposed by this conditional plan.
- The site is abutting other properties designated N-2 as well as the Community Activity Center (CAC) Place Type. The CAC Place Type calls for a variety of uses such as retail, restaurant, office, and multi-family residential.
- The site is served by transit, the number 18 CATS local bus providing service between Callabridge Commons/Riverbend shopping centers and the Rosa Parks Community Transportation Center.

### 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 Neighborhood 2 Place Type.

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)