

Petition 2022-200 by IP P2 CCP, 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 Neighborhood 1 place type for the site.

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:

- The petition proposes to add to the variety of housing options in the area.
- This location is well served by the Community Activity Centers and Campus place types in the area as the site is located directly across from the research park on IBM Drive.
- This site will also be served by the future public greenspace at the IBM Drive Park site adjacent to this location.
- The petition proposes to include a minimum of 30,000 square feet of outdoor amenity areas located throughout the site.
- The petitioner proposes streetscape improvements including an 8-foot planting strip and 12-foot multi-use path along IBM Drive and an 8-foot planting strip and 8-foot sidewalk along Catalyst Boulevard.
- This location is well served by bus transit along IBM Drive.
- The petitioner proposes to support transit access by installing a CATS bus waiting pad on the site's frontage along IBM Drive.
- The petition proposes to provide a vegetated landscape area to serve as a buffer to approved townhome entitlements adjacent to their site.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 to Neighborhood 2 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 Neighborhood 1 place type for the 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: