

## Petition 2023-127 by D-P Partners

### 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* recommends Regional 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:

- Regional Activity Centers are typically large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential uses.
- This petition falls within an area of transition between the high-intensity environment of the Uptown core and adjacent smaller-scale mixed-use areas and urban neighborhoods.
- This petition will include walkable, pedestrian-orientated mixed-use development that focuses on compatibility with adjacent development.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities
  - 8: Diverse & Resilient Economic Opportunity
  - 9: Retain Our Identity & Charm

### 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* recommends Regional 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)