

## Petition 2022-130 by Thomas Elrod

### 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 map recommends Community Activity Center 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 site is located along Carmel Road in an area with office and other non-residential uses.
- The site was previously zoned O-1 for office use.
- Office uses are appropriate in the Community Activity Center place type.
- The petition works to improve multi-modal mobility along Carmel Rd. and Little Av. by upgrading the sidewalk facility to a multi-use path along Carmel Rd, eliminating curb cuts on Little Av. and reducing curb cuts on Carmel Rd.
- The proposed site design supports the pedestrian environment by locating the building at the intersection of Little Av. and Carmel Rd.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 5: Safe & Equitable Mobility
  - 7: Integrated Natural & Built Environments
  - 8: Diverse & Resilient Economic Opportunity

### 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 map recommends Community Activity Center 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)

### Motion:

**Approve or Deny**

**Maker:**

**2<sup>nd</sup>:**

**Vote:**

**Dissenting:**

**Recused:**