

## Petition 2023-111 by Tarun Jetani

### 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 1 Place Type for this site.

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 proposed petition is consistent and aligned with the recommendation of the *2040 Policy Map* and the surrounding area.
- This petition has the potential to add to the variety of housing in the area.
- The proposed site would be well served by transit with access to CATS stops less than ½ mile from the site.
- The proposed site would also be well served with access to amenities, goods, and services by adjacent Commercial and Community Activity Center sites.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 4: Trail & Transit Oriented Development

### 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 1 Place Type for this 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)