

Petition 2023-105 by MJM Groups Managers, Inc.

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 Community Activity 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:

- This petition supports additional access to goods, services, amenities, and diversity of housing types.
- The proposed site would be supported by bus transit as it fronts the CATS bus line and is less than a half mile from the nearest CATS bus stop.
- The proposed site is also supported with sidewalks and a bike lane along Speer Boulevard.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 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 *2040 Policy Map (2022)* recommends the Community Activity 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)