

Petition 2023-034 by Cambridge Properties, 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 Regional 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 redevelops a portion of an existing retail shopping center and introduces a mix residential and retail uses.
- The site is in a Regional Activity Center, a place type appropriate for high density residential and commercial uses in a walkable building form.
- The site is 500-feet north of the JW Clay Transit station on the Lynx Blue Line.
- The petition constructs an 8-foot planting strip and 8-foot sidewalk along the site's frontage on Olmsted Drive and along the new private access drive and entrance road that connects N. Tryon Street and Olmsted Drive.
- The petition commits to architectural design such as building placement, pedestrian entrances, percent of building frontage and other design details that create a pedestrian friendly environment.
- The petition prohibits automotive service stations, an automobile centric use.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 9: Retain Our Identity & Charm.

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 Regional 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)