

Petition 2022-152 by Vinroy Reid

To Approve:

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 Neighborhood 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)

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 Neighborhood Center Place Type.

Staff does not recommend approval of this petition in its current form. A conditional district with limitation on auto-oriented uses and design, or a conventional request to the NC district under the UDO should be considered for this petition.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for the Neighborhood Center Place Type.

Rationale for Recommendation

- The parcel is located in a Neighborhood Center, which promotes a mixed-use, pedestrian oriented environment. The B-2 district is auto-centric and has potential uses that could be incompatible with the long-term goal of a Neighborhood Center.
- Neighborhood Centers are small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.
- A conditional B-2 zoning request with limitations on auto-oriented uses and elements of design that promote the goals of the Neighborhood Center, or a conventional request to the Neighborhood Center zoning district under the UDO could facilitate an outcome that is better aligned with the recommended Neighborhood Center Place Type.
- The site is adjacent to B-2 zoning to the south along Monroe Road. However, the policy map recommends those parcels for Neighborhood Center Place type.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 – Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood Center Place Type to the Commercial Place Type for the site.

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: