

Petition 2024-008 by Bank OZK

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 (2022)* recommends the Community Activity Center Place Type.

Therefore, 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:

- The petition is incompatible with the *2040 Policy Map* recommendation for the Community Activity Center Place Type as the proposed development consists of single-use commercial structures with drive-through lanes.
- In 2019, the City undertook a proactive rezoning of more than 1,700 acres of land to transit-oriented development zoning districts along the Lynx Blue Line light rail corridor to help facilitate new development that contributes to the City's major investment in rail transit. The proposed project would not further that transit investment as it prioritizes vehicular trips with a dual lane drive-through facility.
- The site is located directly across South Blvd from the Arrowood Lynx Blue Line station and is within a ¼-mile walk of the station. The site is also on the route of the CATS number 12 local bus.
- Financial institutions are permitted in the TOD-TR zoning district by-right. Following the standards of the TOD-TR district would not permit a drive-through in this location.
- The site continues the predominate pattern of the low-rise, auto orientated, commercial development that makes up the area and does not align with or forward the goals of the *2040 Comprehensive Plan*.
- However, the proposed development meets the general intent of the prescribed conditions for this use in an Activity Center, except for having had a drive-through located on the site prior to the effective date of the Unified Development Ordinance (UDO), by placing vehicular circulation and maneuvering to the side and rear of the building and drive-through uses to the rear of the building. The site meets all applicable zoning requirements of the CG commercial district.
- With the latest site plan iteration, the petitioner has taken steps to improve the pedestrian experience and enhance the landscaping throughout the site.
- The petition does not facilitate any *2040 Comprehensive Plan Goals*.

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

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 (2022)* recommends the Community Activity Center Place Type.

However, 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:

- (To be explained by the Zoning Committee)

