

## 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 plan recommends the Neighborhood 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:

- Further clarification is needed on proposed uses and conditions revised to address staff concerns about outdoor entertainment events
- The petition limits the number of uses to be allowed on the site by right and under prescribed conditions.
- The petition attempts to balance the provision of commercial services with protection of residential areas.
- Adaptive reuse of an existing building will protect and enhance the existing character.
- The petition is compatible with adjacent uses considering the existing building and character will be retained.
- Neighborhood Center Place Type from the 2040 Policy Map calls for the development of pedestrian friendly, mixed-use environments that provide nearby residents with convenient access to goods and services. The proposed conditional plan and use limitations help to provide better alignment with the goals of the place type.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 – Minute Neighborhoods

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022) from Neighborhood Center place type to Commercial place type for the site.

### 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 plan recommends the 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)

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022) from Neighborhood Center place type to Commercial place type for the site.

### Motion:

### Approve or Deny

### Maker:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: