

## Petition 2024-034 by Jackson Kastle, LLC

### 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)* calls for Neighborhood 1.

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 rezoning site is situated in the Howie Acres neighborhood which is predominantly zoned N1-C and is in a larger area that has historically hosted industrial uses but is transitioning to activity center development that compliments the existing LYNX blue line through the area and the associated transit oriented development zoning that is on many properties.
- Changing the site's entitlements to N1-C would bring the properties into alignment with the rest of the residential parcels in the neighborhood, allowing for a consistent development pattern.
- The existing CG zoning district on the site is not reflective of the preferred land uses of the property's adopted Neighborhood 1 Place Type. This rezoning would bring the site into consistency with the *2040 Policy Map*.
- Uses allowed in the CG zoning district could include auto-centric commercial developments that would be undesirable in this neighborhood given its single family character and location along a two-lane local street.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 4: Trail & Transit Oriented Development

### 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)* calls for Neighborhood 1.

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)