

Petition 2024-086 by Peak Sports Holdings 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 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 petition would align the zoning district with the adopted place type.
- The petition would allow for adaptive reuse of the existing buildings while not precluding the advancement of the Silver Line transit corridor in the future.
- The petition could support access to employment opportunity, which is a goal of the Regional Activity Center place type.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 8: Diverse & Resilient Economic Opportunity
 - 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 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)