

Petition 2022-023 by Kindredfruit Properties LLC

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Community Activity Center Place Type for this site.

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 proposed rezoning is appropriate for the mixed-use development envisioned for the Community Activity Center place type.
- The request is contextually appropriate considering the site's location along Plaza Midwood's Central Avenue mixed-use corridor.
- The petition would improve the streetscape along the site's Central Avenue frontage by replacing the existing head-in angled parking with 8' planting strip and 8' sidewalk.
- The request would allow renovation and expansion of the building while limiting building height to 40'.
- The petition could facilitate Goals 1 (10-Minute Neighborhoods), 5 (Safe & Equitable Mobility), 8 (Diverse & Resilient Economic Opportunity), and 9 (Retain Our Identity & Charm) of the 2040 Comprehensive Plan.

To Deny:

This petition is found to be **consistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Community Activity Center Place Type for this site.

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)

Motion:
Approve or Deny

Maker:
2ND:

Vote:
Dissenting:
Recused: