

## Petition 2023-148 by The RMR Group LLC

### 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* recommends Neighborhood 1 place type for the site.

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:

- The site is adjacent to properties zoned TOD-NC and TOD-TR and recommended for Community Activity Center place type.
- The site is less than ½ mile from the Scaleybark Blue Line station. TOD-NC may be applied within a 1 mile walking distance of an existing rapid transit station.
- Though inconsistent with the recommended Neighborhood 1 place type, TOD-NC mandates a high level of design standards. Furthermore, the UDO limits building height within 100' of Neighborhood 1 place type to 50' and within 200' to 65'.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - o 1: 10 Minute Neighborhoods
  - o 4: Trail & Transit Oriented Development
  - o 5: Safe & Equitable Mobility
  - o 6: Healthy, Safe & Active Communities
  - o 10: Fiscally Responsible

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 place type to Community Activity Center place type.

### 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* recommends Neighborhood 1 place type for the site.

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:

- (To be explained by the Zoning Committee)