

Petition 2025-071 by Harris Investment Company #1 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) recommends the Community Activity Center Place Type for the 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:

- This conditional proposal will allow for a mix of employment, retail, and financial institutional uses that support SouthPark's role as a major regional activity center.
- The site is currently utilized with an office building, the proposal for a greater mix of uses better aligns with the intent of the Regional Activity Center zoning district and corresponding place type.
- The petition would enhance the pedestrian environment along Carnegie Boulevard through its commitment to activated ground floor uses and improved pedestrian infrastructure.
- Preferred open space standards to ensure areas are adequately amenitized for future users are incorporated into the plan and exceed ordinance requirements.
- The conditions of the plan for a mixed-use environment with robust urban design standards directly speak to the *2040 Comprehensive Plan* goal for creating 10 minute neighborhoods.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 8: Diverse & Resilient Economic Opportunity

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) recommends the Community Activity Center 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)