

## Petition 2024-052 by Providence Group Capital

### 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 Commercial place type.

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 petition site is adjacent to Community Activity Center place type to the north and east.
- The petition site is approximately ½ mile walking distance from the Woodlawn Blue Line station.
- The petition site is within an area identified as having insufficient housing. The CAC-1 zoning district permits housing and is intended to accommodate areas that are transitioning from an automobile-centric orientation toward a more walkable, moderate intensity mix of uses.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods

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

### 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 Commercial place type.

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)