

Petition 2025-073 by White Lodging

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 the 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:

- An exception (EX) zoning district allows for altering or modifying certain quantitative zoning standards and street cross-section standards for proposed development in exchange for a commitment to public benefits to accommodate unique zoning scenarios.
- The petition would maintain the site's existing TOD-UC zoning while providing flexibility regarding four specific development standards.
- The petition offers community benefits in the form of LEED building standards and an enhanced pedestrian drop off area.
- The petition would facilitate development of a site that has remained vacant while many surrounding properties have redeveloped in recent years.
- Development of the site would improve the streetscape in an area with high pedestrian activity.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 7: Integrated Natural & Built Environments

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 the 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)