

## Petition 2023-032 by The Keith Corporation

### 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 petition is **consistent** with the *2040 Policy Map* recommendation for Campus 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:

- The petition adds a health institution to the list of allowed uses on the site.
- The petition carries forward all the entitlements and conditions from the previously approved rezoning.
- The proposed development is consistent with the mix of primarily institutional and office, and residential developments in the surrounding area.
- The parcel is within 535 feet of the Hawthorne/5<sup>th</sup> Stop on the LYNX Gold Line.
- The project commits to 8-foot sidewalks and 8-foot planting strips along abutting rights-of-way.
- The site lies adjacent to Independence Park.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10-Minute Neighborhood
  - 4: Trail & Transit Oriented Development
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Activity Communities
  - 7: Integrated Natural & Built Environments
  - 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 petition is **consistent** with the *2040 Policy Map* recommendation for Campus 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)