

## Petition 2024-008 by Bank OZK

### 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* (2022) recommends the Community Activity Center 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:

- The petition is incompatible with the *2040 Policy Map* recommendation for the Community Activity Center Place Type as the proposed development consists of single-use commercial structures with drive-through lanes, surrounded by surface parking.
- The proposed development on this site does not comply with several of the prescribed conditions for this use in an Activity Center due to vehicular circulation and maneuvering located between the building the street, placing parking between the building and the street, and not having had a drive-through located on the site prior to the effective date of the Unified Development Ordinance (UDO). However, the site meets the zoning requirements of the CG commercial district.
- In 2019, the City undertook a proactive rezoning of more than 1,700 acres of land to transit-oriented development zoning districts along the Lynx Blue Line light rail corridor to help facilitate new development that contributes to the City's major investment in rail transit. The proposed project is auto-centric in nature and would actively detract from that transit investment by orienting the building away from the street, requiring pedestrian to cross a parking lot or drive-through lane to access the building and prioritizing vehicular trips with a dual lane drive-through facility.
- The site is located directly across South Blvd from the Arrowood Lynx Blue Line station and is within a ¼-mile walk of the station. The site is also on the route of the CATS number 12 local bus.
- Financial institutions are permitted in the TOD-TR zoning district by-right. Following the standards of the TOD-TR district would not permit a drive-through in this location and would achieve a more pedestrian focused site design.
- The site continues the predominate pattern of the low-rise, auto orientated, commercial development that makes up the area and does not align with or forward the goals of the *2040 Comprehensive Plan*.
- However, with the latest site plan iteration the petitioner has taken steps to improve the pedestrian experience on the site including: moving the building closer to the street, placing speedhumps at the edges of the parking area to reduce speed where vehicles and pedestrians interact, creating direct connections from the sidewalk to the building, including a raised crosswalk from Starmount Cove Lane, providing an amenitized public open space, and enhancing landscaping throughout the site.
- The petition does not facilitate any *2040 Comprehensive Plan* Goals.

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

### 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* (2022) recommends the Community Activity Center 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:

- (To be explained by the Zoning Committee)