

Petition 2023-071 by Mt. Holly Investments, LLC

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 Neighborhood 2 Place Type for this site.

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 proposes a mix of commercial land uses that have the potential to promote access to employment opportunity.
- The subject property is in an Access to Essential Amenities, Goods & Services gap. Access to essential amenities, goods and services is a high priority need in this area, and the proposal for 31,500 square feet of retail space has the potential to improve access.
- The subject property is not located within ½ mile walkshed of a high-capacity transit station or major transportation corridor.
- The petition installs a 12-foot multi-use path along the site's frontages to add to the pedestrian infrastructure in the area.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 minute Neighborhoods
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 2 Place Type to a Commercial Place Type 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* (2022) recommends the Neighborhood 2 Place Type for this site.

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)