

## Petition 2024-024 by Orissa Holdings, 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 a Neighborhood 1 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)

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to Neighborhood 2 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 a Neighborhood 1 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:

- The subject property is not located within ¼ or ½ mile of Activity Centers, Campus, or Innovation Mixed Use place types.
- The subject property is not located within ½ mile walkshed of a high-capacity transit station or major transportation corridor.
- The subject property does not have frontage along an arterial or major road and lacks adequate connectivity to arterials, major roadways, transit, or nearby destinations to support the higher density development as proposed.
- The petition does have a preferred adjacency to Neighborhood 1.
- This petition proposes to increase housing inventory and add to the variety of housing options in the area. However, staff would like to see a proposal that better aligns with the Neighborhood 1 Place Type.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion.