

Petition 2023-170 by BVB Properties

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 (2022)* recommends the Innovation Mixed Use Place Type for this site.

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 is supported by preferred adjacencies to Community Activity Center and Innovation Mixed Use place types.
- The subject property is not located adjacent to N1, or within Uptown or Center City.
- The petition proposes to potentially increase access to jobs and economic mobility.
- The proposed site is located within ½ mile walkshed of a high-capacity transit station or major transportation corridor.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 4: Trail & Transit Oriented Development
 - 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 *2040 Policy Map (2022)* recommends the Innovation Mixed Use 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)