

## Petition 2023-047 by Gustafson Partners Commercial Real Estate

### 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)* recommendation for the Regional Activity Center Place Type.

Therefore, we find this petition to not be reasonable or in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The petition is inappropriate and incompatible, in its current form, with the *2040 Policy Map* recommendation for the Regional 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 placing the drive-through lanes between the building and the street, not placing the facilities such as pickup windows and order speakers to the side or rear of the structure, and the proposed site not being developed with a drive-thru use prior to the adoption of the UDO.
- The site lacks convenient transit access with only one branch line of the CATS number 7 local bus serving the area at infrequent intervals.
- However, the site does continue the predominate pattern of the low-rise, auto orientated, commercial development that makes up the area.
- The site is within a ¼-mile walking distance of the existing Long Creek Greenway which enhances pedestrian access to this site and other commercial development from surrounding residential areas.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 4: Trail & Transit Oriented Development

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Regional Activity Center Place Type to the 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)* recommendation for the Regional Activity Center 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)