

Petition 2023-133 by Cambridge Properties, Inc.

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:

- This petition is consistent with the recommended land use for the site.
- The requested district is aligned with the mixed-use sites in the surrounding area.
- The proposed uses could contribute to access to goods, services, and amenities and has the potential to contribute to access to employment.
- The proposed site would be well supported by transit with a CATS bus line and bus stops within a ½ mile of the site as well as a LYNX Blue Line stop within a ½ mile of the site.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 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)