

## Petition 2022-158 by Fall Investments LLC

### 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 Community Activity Center Place Type Staff recommends approval of this petition.

### Plan Consistency

The petition is consistent with the *2040 Policy Map* recommendation for the Community Activity Center Place Type.

### Rationale for Recommendation

- The proposed petition is compatible with what is envisioned for the Community Activity Center Place Type.
- Approval of this petition would result in zoning that is better aligned to the Community Activity Center place type than the existing O-15(CD) zoning district.
- This site meets the criteria to apply for a TOD-CC district.
- The site is within a ½ mile walk of the McCullough and just over .5 of a mile walk from JW Clay transit stops that are about ½ mile walk from this station.
- The proposed zoning would allow the site to be developed with transit supportive uses compatible with existing commercial development and recent redevelopment occurring in the area.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 4: Trail & Transit Oriented Development
  - 5: Safe & Equitable Mobility

### 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 Community 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)

### Motion:

### Approve or Deny

### Maker:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: