

Petition 2025-108 by CRD Development, LLC

To Approve:

This petition is found to be **consistent** with the goals and policies of the *South Inner Area Plan* based on the information from the staff analysis:

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 site is designated as the Regional Activity Center (RAC) Place Type by the *2040 Policy Map*. The RAC Place Type calls for a mix of uses such as office, multi-family residential, and retail and is characterized by urban form with mid-to high-rise commercial and residential buildings.
- The site is currently underutilized and contains an abandoned warehouse structure and is used as a surface parking lot.
- An Exception (EX) conditional rezoning is a request to modify quantitative zoning standards, in exchange the petitioner agrees to provide at least two public benefits from two of the following three categories: sustainability, city improvement, and public amenities.
- The primary driver of this rezoning request is the request for an Exception (EX) provision to increase the allowable building height within 200 feet of the designated Neighborhood 1 Place Type. The site is located adjacent to the southeast corner of Cleveland Avenue and East Worthington Avenue, which is designated as Neighborhood 1 Place Type by the *2040 Policy Map*. However, this Place Type is applied to former single family homes, now zoned CG (General Commercial), that have been repurposed for nonresidential uses such as office and retail.
- The site is in a rapidly developing area with new high-rise residential and office buildings as well as a broad mix of uses such as former warehouses converted to office and retail space, mid-rise apartments, single-use commercial buildings, and single family homes.
- The proposed Regional Activity Center zoning district better aligns with the *2040 Comprehensive Plan*'s vision for the area, as well as with the surrounding Transit Oriented Development (TOD) zoning districts. Additionally, the proposed building height is lower than what is permitted in the RAC (Regional Activity Center) district under the standards of the UDO (Unified Development Ordinance).
- The site is located within ¼-mile of the LYNX Blue Line East/West Station.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10-Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 7: Integrated Natural & Built Environments

To Deny:

This petition is found to be **consistent** with the goals and policies of the *South Inner Area Plan* based on the information from the staff analysis:

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)