

Petition 2022-037 by SunCap Property Group, 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* recommends Neighborhood Center for the 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:

- Located within the Dilworth community with a majority of the corridor in the pedestrian overlay, the area in which the site is located houses a variety of low to middle density mixed-uses along East Boulevard with residential uses extending out from the major thoroughfares. Commercial uses at the street-level, pedestrian connections, and consciously integrated transitions into the surrounding neighborhoods are predominant features of the existing development in the area.
- The subject site is adjacent to a number of other conventionally zoned B-1 and O-2 parcels. Conventionally zoned parcels in the pedestrian overlay will automatically translate under the Unified Development Ordinance (UDO) to the Neighborhood Center (NC) zoning district on June 1, 2023. Rezoning this corner parcel to B-1 would allow for a consistent development pattern under the NC zoning district given that the surrounding lots will be translating to NC on June 1, 2023. If the site is not rezoned, the existing conditional NS zoning district will remain in place after the UDO goes into effect.
- The NC zoning district is the complimentary zoning district for the Neighborhood Center Place Type recommended for the area. This Place Type is defined by walkable mixed-use areas embedded within neighborhoods that provide a range of services for nearby residents. Rezoning the site to B-1 so that it sequentially translates to the NC zoning district and allows for pedestrian-friendly redevelopment helps to further goals of the Neighborhood Center Place Type on a critical corner lot in the East Boulevard corridor.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 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* recommends Neighborhood Center for the 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)

Motion:

Approve or Deny

Maker:

2nd:

Vote:

Dissenting:

Recused: