

## Petition 2023-113 by Sri Sri 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 Campus place type for the site. While the zoning district of CG is inconsistent with that place type, the proposed office use is consistent.

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:

- Despite the place type inconsistency, the conditional notes limit the use to office which as a use is consistent with Campus place type.
- The Campus zoning districts limit application to a minimum of 5 acres. This site, at 1.14 acres, wouldn't qualify for consideration of a Campus zoning district.
- Many of the properties along Southern Pine Boulevard are developed with office uses.
- The site is heavily encumbered by floodplain, limiting the amount of developable land and scope of what could be constructed on the property.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - o 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 Campus place type for the site. While the zoning district of CG is inconsistent with that place type, the proposed office use is consistent.

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)