

## Petition 2022-224 by SRL Central Avenue Properties LLC

### To Approve:

This petition is found to be **consistent and inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The petition is consistent with the *2040 Policy Map* recommendation for Neighborhood Activity Center for the southern portion of the site, but inconsistent with the recommendation for Neighborhood 1 for the northernmost parcel.

However, 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 Neighborhood Activity Center Place Type recommends small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents. The petition aligns with this recommendation.
- The petition adds residential to the list of allowed uses on the site, increases total square footage from 44,000 square feet to 45,000 square feet, and adds optional provisions regarding existing structures.
- The petition carries forward all the entitlements and conditions from the previously approved rezoning.
- The project commits to an eight-foot sidewalk and eight-foot planting strip along Central Avenue, and a six-foot sidewalk and eight-foot planting strip along Morningside Drive.
- Plants 10-foot-wide landscape areas adjacent to single family lots to Class C buffer standard.
- The parcel is located at the Morningside Stop proposed LYNX Gold Line Morningside Drive Stop is located at Central Avenue and Morningside Drive.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the parcel recommended for the Neighborhood 1 place type as specified by the *2040 Policy Map* to Neighborhood Activity Center for the site.

### To Deny:

This petition is found to be **consistent and inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The petition is consistent with the *2040 Policy Map* recommendation for Neighborhood Activity Center for the southern portion of the site, but inconsistent with the recommendation for Neighborhood 1 for the northernmost parcel.

Therefore, 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)