

Petition 2021-279 by Crescent Communities

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 Community Activity Center for this 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:

- The proposed petition to rezone to MX-2 (INNOV) is compatible with the type of development proposed in the adjacent River District project.
- The designation of this area as a Community Activity Center place type anticipated this type of development in this area.
- This petition connects to the street network of adjacent developments that are either approved or currently in development review, facilitating a cohesive transportation system and connected community.
- The petition commits to several transportation improvements in the vicinity including the installation of a new traffic signal at West Boulevard & I-485 Inner Ramps and Dixie River Road frontage improvements to include an 8' planting strip, 6' buffered bike lane, and 8' sidewalk.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 3: Housing Access for All
 - 7: Integrated Natural & Built Environments

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 Community Activity Center for this 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: