

## Petition 2021-219 by Lincoln Property Company

### To Approve:

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

- The map recommends Community Activity Center.

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:

- Community Activity Centers are places with a concentration of commercial and residential activity characterized by low to mid-rise, pedestrian oriented buildings.
- The site is located at the corner of Kenilworth Av. and E. Morehead St. in an area with a mix of uses and within a ½ mile walk of the hospital, Little Sugar Creek Greenway and Midtown Shopping Center.
- The building is existing and set aside space for ground floor commercial use.
- The proposal will allow the option to construct up to 8 additional dwelling units within that ground floor space, and no other changes to the building would occur.
- The commercial space has been vacant since the building was constructed in 2013 and the proposal will provide additional options for use of the space.

### To Deny:

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

- The map recommends Community Activity Center.

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:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: