

Petition 2021-266 by Sere Ventures

To Approve:

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

- The *2040 Policy Map* recommends Innovation-Mixed Use place type 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:

- The proposed rezoning for attached residential dwelling units is consistent with the character description for the Innovation Mixed-Use Place Type.
- The Innovation Mixed-Use Place Type is characterized by vibrant areas of mixed-use and employment, typically in older urban areas, that include residential uses.
- There have been several recent rezonings in the vicinity of this site to allow single family attached residential.
- In the vicinity of this site are existing residential neighborhoods as well as new residential developments under construction, helping to transform the area from an older underutilized industrial corridor into a vibrant mixed-use neighborhood.
- The petition commits to improvements to Martin Luther King Jr Park including resurfacing the basketball court and refurbishing benches.

To Deny:

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

- The *2040 Policy Map* recommends Innovation-Mixed Use place type 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: