

Petition 2021-247 by HRLP Morrocroft LP

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 map recommends a Regional Activity Center place type.

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 petition proposes a mix of office and commercial and EDEE uses.
- The site located in a Regional Activity Center an area recommended for more intense uses in a walkable, pedestrian friendly form.
- There are existing office, retail and institutional uses adjacent to the site.
- The petition will add adjacent mix of uses to the area.
- The plan provides new sidewalks improving pedestrian connectivity around the through the site.
- The site plan makes use of underutilized space and redevelops existing surface parking lots on the site.

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 map recommends a Regional Activity Center place type.

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: