

Petition 2022-031 by Kairoi Residential

To Approve:

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

- The Policy Map recommends Community Activity Center 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 petition could facilitate Goals 1: 10-Mintue Neighborhood, 5: Safe & Equitable Mobility, 6: Healthy, Safe & Active Communities and 9: Retain Our Identity & Charm of the 2040 Comprehensive Plan.
- The existing I-1 zoning is not consistent with the uses and zoning in the area. Industrial zoning does not support the recommended place type.
- The site is located in an activity center which are areas intended for a mix of uses.
- There is commercial, office, and multi-family residential uses in the area. The propose multi-family development is compatible with the uses in the area.
- The proposal provides additional housing within walking distance to shopping, services, dining and employment opportunities.

To Deny:

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

- The Policy Map recommends Community Activity Center 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: