

Petition 2022-013 by Charles T. Carpenter

To Approve:

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

- The adopted policy map recommends the Neighborhood Center Place Type.

However, 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:

- Neighborhood Centers are embedded within neighborhoods and provide access to goods, services, dining, and residential for nearby residents.
- The petition states that no changes are intended for the existing building or parking.
- This petition falls on the edge of the Neighborhood Center Place Type recommendation. Policy states that some auto-oriented uses may be located on the edges of the Neighborhood Center Place Type.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood Center Place Type to the Commercial Place Type for the site.

To Deny:

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

- The adopted policy map recommends the Neighborhood Center Place Type.

Therefore, 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: