

Petition 2022-016 by Vision Properties

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) 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:

- The site is developed with office uses and surface parking lots.
- The site is in a community activity center which are areas for a mixed-use development in a pedestrian-oriented environment with open space as a key feature.
- The petition will introduce a mix of uses to the site including commercial, EDEE and multi-family uses.
- Improves pedestrian and vehicular connectivity through the site by modifying parking and existing drive aisles to create a new street from Carmel Rd, across Carmel Commons Bv. to the eastern property line.
- Orients new buildings to streets.
- Provides minimum of 41,780 sqft of designated urban open space throughout the site.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10-Mintue Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments
 - 8: Diverse & Resilient Economic Opportunity
 - 9: Retain Our Identity & Charm

To Deny:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) 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:

2ND:

Vote:

Dissenting:

Recused: