Petition 2022-027 by Childress Klein

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 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 supports the request for additional building height by providing the following:
- Tier 1 Basic LEED construction.
- EV installed parking for 3% of the spaces.
- EV capable parking for 7% of the spaces.
- South Park Cultural Loop commitments for either off site segment construction if over 120 ft and either an agreement with petitioner and City for offsite segment construction and reimbursement or $100,000 dollar contribution.
- The site is located in the core of South Park Regional Activity Center an area intended for higher density development with a mix of uses in a pedestrian oriented form.
- The proposal provides a mix of non-residential uses with a building oriented to Sharon Rd. and parking provided in a deck to the rear of the site.
- Constructs 14 ft wide sidewalk along Sharon Rd and 8 ft wide sidewalk along Coltmore Lane Ext. and relocates an existing crosswalk across Sharon Rd to improve pedestrian connectivity and safety in and around the site.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*
  - 1: 10 Minute Neighborhoods
  - 5: Safe & Equitable Mobility
  - 8: Diverse & Resilient Economic Opportunity.

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 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: