

**Petition 2022-058 by BALDWIN SRE-A LLC, HAMPSTEAD SC (SRE) LLC, and
BALDWIN SRE-C, LLC**

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* (2022), but **inconsistent** in regard to height based on the information from the staff analysis and the public hearing, and because:

- The map recommends Community Activity Center place type; and
- The height entitled from the previous approval exceeds the height for Community Activity Centers.

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 carries forward all the entitlements and conditions from the previously approved rezoning and only proposes changes to the transportation improvements at the intersection of Baldwin Ave and E. 3rd St.
- The proposed transportation improvement changes have been coordinated with CDOT.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10-Minute Neighborhood
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Activity Communities
 - 7: Integrated Natural & Built Environments
 - 8: Diverse & Resilient Economic Opportunity.

To Deny:

This petition is found to be **consistent** with the *2040 Policy Map* (2022), but **inconsistent** in regard to height based on the information from the staff analysis and the public hearing, and because:

- The map recommends Community Activity Center place type; and
- The height entitled from the previous approval exceeds the height for Community Activity Centers.

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: