

Petition 2022-075 by Mortebe, LLC

To Approve:

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

- The *Policy Map* recommends Manufacturing and Logistics (ML) 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:

- (To be explained by the Zoning Committee).

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Manufacturing and Logistics to Community Activity Center for the TOD-CC portions and Neighborhood Center for the TOD-NC portions for the site.

To Deny:

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

- The *Policy Map* recommends Manufacturing and Logistics (ML) 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:

- The site is adjacent to TOD zoning to the east and within ½ mile of the Sharon Rd. West transit station. However, the *Policy Map* identifies the parcels for Manufacturing and Logistics. Additionally, the parcels which are already zoned TOD in the area have not begun to transition to transit supportive uses.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 7: Integrated Natural & Built Environments

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: