

## Petition 2022-094 by CCC Uptown Gardens, LLC c/o Chaucer Creek Capital

### 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 *2040 Policy Map* recommends Neighborhood 2.

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:

- Located in the 4<sup>th</sup> Ward Historic District in Uptown, this site is adjacent to dense mixed-use developments to the south and west as well as parcels singularly utilized for multi-family residential uses to the north and east. These uses are reflected in the adopted Regional Activity Center and Neighborhood 2 Place Types that surround the site.
- A significant portion of this site is underutilized as surface parking and the existing zoning district limits uses to predominantly residential development. The rezoning of this parcel to UMUD would allow for denser mixed-urban uses which is a more appropriate fit for a parcel in this Uptown area.
- Although the UMUD district typically allows for the greatest intensity of uses and design of the current zoning districts, any future plans on this site must adhere to the standards of the Historic District Commission. Subsequently, proposed designs for new structures on the site will be scrutinized to ensure contextual synchronicity with the 4<sup>th</sup> Ward Historic District.
- Because of the high design standards associated with UMUD and the Historic District Commission reviews this site will be subject to, a conditional rezoning was not necessary for this petition.
- The site is adjacent to multiple parcels that host various uses and are zoned UMUD and MUDD.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 2 to Regional Activity Center 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 *2040 Policy Map* recommends Neighborhood 2.

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:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: