

Petition 2022-100 by Copper Builders, LLC

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 *Policy 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 within a 1-mile walking distance of both the Woodlawn and Scaleybark Stations.
- The TOD-TR zoning district may be applied to parcels within a 1-mile walking distance of an existing rapid transit station.
- The subject site is currently developed with 3 single family detached homes although it is zoned for industrial uses. The rezoning of the parcel would allow for the site to be redeveloped with transit-supportive uses which is reflective with the development shifts in the area away from industrial uses.
- The rezoning of this site to a TOD district would bring it into consistency with the recommended Community Activity Center Place Type.
- The use of conventional TOD-TR zoning applies standards and regulations to create desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities.

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 *Policy 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: