

Petition 2022-122 by CoHab Development LLC DBA Space Craft

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 (2022) recommends the Community Activity Center 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:

- The TOD-UC district may be applied to parcels within ½ mile walking distance of a rapid transit station.
- This site is within ½ mile of the 25th Street Blue Line station.
- The site is currently zoned for transit-oriented uses.
- TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- The site is located on N. Davidson Street in an area with recent rezonings to TOD-UC designations.
- TOD uses are compatible with the Community Activity Center Place Type.
- 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

The approval of this petition will revise the recommended place type as specified by the 2040 Policy Map, from the Community Activity Center Place Type to the Regional Activity Center Place Type 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 (2022) recommends the Community 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: