

Petition 2022-008 by Ram Realty Acquisitions V LLC

To Approve:

This petition is found to be partially **consistent** and partially **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 Community Activity Center place type for the site.
- Development Areas C and D are consistent with the Community Activity Center place type while Development Areas A and B are inconsistent.

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 proposed rezoning is consistent with the Community Activity Center place type recommended for this site.
- The proposed rezoning would improve connectivity to the surrounding properties through extensions of both Rigsby Road and Paragon Drive.
- The proposed rezoning would enhance walkability through the site in the form of a 12' multi-use path along Steele Creek Road and 8' sidewalk along internal streets.
- The housing and neighborhood services proposed in this rezoning would help support the greater Community Activity Center and adjacent commercial node.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 8: Diverse & Resilient Economic Opportunity
 - 10: Fiscally Responsible

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* for Development Areas A and B from Community Activity Center Place Type to Commercial Place Type for the site.

To Deny:

This petition is found to be partially **consistent** and partially **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 Community Activity Center place type for the site.
- Development Areas C and D are consistent with the Community Activity Center place type while Development Areas A and B are inconsistent.

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: