

Petition 2022-212 by Chipotle Mexican Grill of Colorado, 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 *2040 Policy Map* (2022) 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's current entitlements allow for the development of a gas station and convenience store. Such uses would not be in alignment with the goals of the Community Activity Center Place Type which envisions a mixture of uses supported by robust pedestrian infrastructure that lessens the reliance on personal automobile usage. If approved, this rezoning would change the site's entitlements to uses that are more appropriate for the Community Activity Center Place Type.
- This rezoning would permit a maximum of 3,000 square feet of retail, EDEE, or commercial uses and would prohibit more auto-centric uses such as drive-throughs, car washes, and auto service stations.
- The existing sidewalks along the site's street frontages are not buffered with a planting strip and generally do not match the current preferred streetscape standards. This proposal would improve the site's pedestrian infrastructure with the installation of new sidewalks and planting strips, the construction of ADA-compliant curb ramps, the relocation of existing pedestrian signals, and the petitioner will reserve space for future bike lanes along both frontages.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 8: Diverse & Resilient Economic Opportunity

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 *2040 Policy Map* (2022) 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: