

Petition 2023-061 by Peter J. Couchell

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 Manufacturing & Logistics Place Type for this site.

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:

- This petition proposes to provide a more gentle transition between the adjacent single family neighborhoods and manufacturing and logistics sites.
- The petition proposes to provide additional access to goods, services, and amenities to the residential, manufacturing and logistics, and commercial sites in the area.
- The proposed site is less than a half mile from the nearest LYNX Blue Line station in keeping with the requirements for TOD sites.
- The site would also be well supported by bus transit as it fronts the CATS bus line and is less than a half mile from the nearest CATS bus stop.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Manufacturing & Logistics Place Type to the Community 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 Manufacturing & Logistics Place Type for this site.

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)