

## Petition 2023-067 by Childress Klein Properties

### 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* recommends Regional 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:

- This project proposes dense residential development in an area that is largely populated with commercial and office uses. The addition of intense residential projects to the area contributes to a balanced mix of uses as envisioned in the Regional Activity Center Place Type. Future residents at the site would have easy access to a range of retail and employment areas.
- Residential uses at this site would be well served by multiple modes of transportation. The site is located within a ½-mile walk of several bus stops which are connected to the site through existing pedestrian infrastructure networks.
- A large portion of the site is currently utilized as surface parking. Such a use contradicts the goals of the Regional Activity Center Place Type to create dense urban environments that are less reliant on personal auto usage. Redevelopment of this site would bring it more in line with its place type as well as the densifying trends in the area.
- The Regional Activity Center zoning district maintains high design standards and encourages urban pedestrian-oriented environments.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 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 *2040 Policy Map* recommends Regional 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)