

Petition 2021-277 by Buildom LLC

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* recommends Campus 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 site is not part of an office campus.
- OFC zoning allows a narrow range of uses.
- Surrounding the site is a mix of general office, medical office, public park and residential uses.
- There is Neighborhood Center place type recommended adjacent to the site to the south.
- The proposed NC(CD) zoning provides flexibility in uses.
- NC zoning provides a building form that is compatible with the surrounding mix of uses.
- The site is located on a corner lot with frontage on Providence Rd. and Phil Aull Place, a dead-end street.
- The site is adjacent to local CATS bus Route 14 and within 500 ft of a stop.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 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 Campus Place Type to Neighborhood 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* recommends Campus place type.

Therefore, 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)