

## Petition 2023-012 by Pope & Land Enterprises, Inc

### To Approve:

This petition is found to be mostly **inconsistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The northeastern portion of the petition is **inconsistent** with the *2040 Policy Map* recommendation for Neighborhood 1 place type.
- The southwestern portion of the petition is **consistent** with the *2040 Policy Map* recommendation for Community Activity Center 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 petition site is already zoned MUDD-O and allows for a mix of non-residential uses including retail, office, and hotel.
- The petition would add mostly non-residential uses to the City Park development, which would complement the existing residential uses.
- The petition's transportation commitments would enhance mobility for residents in the vicinity of the site.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type of the northeastern portion of the site as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to Community Activity Center Place Type for the site.

### To Deny:

This petition is found to be mostly **inconsistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The northeastern portion of the petition is **inconsistent** with the *2040 Policy Map* recommendation for Neighborhood 1 place type.
- The southwestern portion of the petition is **consistent** with the *2040 Policy Map* recommendation for Community Activity Center 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)