

## Petition 2026-004 by Chuda Dhimal

### To Approve:

The petition is **consistent** with the goals and policies of the *West Middle Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition may facilitate the following priority goals of the area plan:
  - 1: 10 Minute Neighborhoods may be facilitated by developing office, medical office, or retail uses therefore providing access to goods and services to the surrounding residential neighborhood; and
- The petition is in alignment with the *2040 Policy Map* recommendation for the Commercial Place Type.

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 proposed rezoning is reasonable and in the public interest as the site is within an area designated by the *2040 Policy Map* for the Commercial Place Type.
- The site is currently developed with a commercial structure that once housed a bank but is now vacant.
- The conditional plan proposes to utilize the existing building for commercial uses limited to office, medical office, or retail.
- Reestablishing commercial use of the vacant building could provide area residents with convenient access to daily needs.

The site is located on Oakdale Road, designated as a 2+ Lane Avenue by the *Charlotte Street Map*. The Commercial Place Type from the *2040 Comprehensive Plan* calls for standalone commercial uses located on arterial streets.

### To Deny:

The petition is **consistent** with the goals and policies of the *West Middle Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition may facilitate the following priority goals of the area plan:
  - 1: 10 Minute Neighborhoods may be facilitated by developing office, medical office, or retail uses therefore providing access to goods and services to the surrounding residential neighborhood; and
- The petition is in alignment with the *2040 Policy Map* recommendation for the Commercial Place Type.

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)