

## Petition 2026-006 by Goode Properties

### To Approve:

This petition is found to be **consistent** with the goals and policies of the *North Middle & Outer 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 proposing a district that allows for uses which may provide additional amenities, goods, services, and/or residential units within an existing Community Activity Center.
- The petition is in alignment with the *2040 Policy Map* recommendation for the Community Activity Center 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 site is designated as a Community Activity Place Type by the *North Middle & Outer Community Area Plan* and the *2040 Policy Map*. The request is in alignment with the site's Place Type designation and Community Area Plan goals.
- This petition is appropriate and compatible with surrounding development and the Community Activity Center Place Type.
- The CAC Place Type promotes a variety of uses such as retail, restaurant, office, and multi-family residential in a walkable and transit-friendly environment.
- The site is served by local CATS bus route 59 and is in the Prosperity Church Road micro transit zone. CATS Micro provides on demand shared rides from one point to another within a designated zone.

### To Deny:

This petition is found to be **consistent** with the goals and policies of the *North Middle & Outer 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 proposing a district that allows for uses which may provide additional amenities, goods, services, and/or residential units within an existing Community Activity Center.
- The petition is in alignment with the *2040 Policy Map* recommendation for the Community Activity Center 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)