

Petition 2026-021 by Hines

To Approve:

This petition is found to be **consistent** with the goals and policies of the *South 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 goal 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, and services to the surrounding neighborhood.
- The petition is in alignment with the *2040 Policy Map* recommendation for the Neighborhood 2 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 petition is a site plan amendment (SPA) requesting to amend permitted uses and site plan layout without increasing the maximum square footage of developable area established in the original approved plan.
- The amendment does not meaningfully alter the approved intent or development area limits of the existing entitlements.
- The petition retains the commercial element of the existing plans but allows more flexibility in the uses that will serve the existing neighborhood.
- The Neighborhood 2 Place Type encourages neighborhood-serving shops and services.
- The site will be connected to the existing neighborhood and surrounding streets by an existing sidewalk network.
- The subject portion of the site has not yet been developed.
- The petition retains the 50-foot wide landscape yard to adjacent, existing single family detached homes.

To Deny:

This petition is found to be **consistent** with the goals and policies of the *South 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 goal 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, and services to the surrounding neighborhood.
- The petition is in alignment with the *2040 Policy Map* recommendation for the Neighborhood 2 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)