AR DP 21-00813 and AR FP 21-00814 Appellant Exhibit

Among the primary purposes of PlanCOS is to provide broad guidelines and a framework, "to review land use applications for consistency with our overall land use vision in conjunction with the City Zoning Code". The goals and policies listed below support and advance the PlanCOS vision and they articulate a desired ideal and value to be sought.

"The goals we envision and the actions we take today will define our city's future."

The Appellant believes this development proposal is inconsistent with each of the following PlanCOS Goals and Policies and therefore does not meet approval criteria required by the zoning code:

- **Policy UP-1A**:   Emphasize place making throughout the city with design and programming that supports a distinctive identity and experience

- **Goal UP – 2**:   Embrace thoughtful, targeted, and forward-thinking changes in land use, infill….

- **Policy UP-4.A**:   Actively plan and encourage a development pattern consisting of unique centers located along new and redeveloped corridors….

- **Policy UP-4.B**:   Within unique centers, incorporate density and mixed uses along with higher standards of design, attention to the public realm….

- **Policy UP-4.C**:   Ensure that the City Zoning Code supports the intent of unique places.

- **Policy UP-5.A**:   Actively evaluate plans for existing, new and redeveloping urban places and corridors from the perspective of fiscal and environmental sustainability.

- **Policy VN-3-A**: Preserve and enhance the physical elements that define a neighborhood's character.

- **Policy VN-3-C**: Promote neighborhood-level shopping and service options to include a variety of healthy food markets, coffee houses, restaurants and other supportive businesses that increase local access and walkability

- **Policy VN-3.E**:   Encourage and support the integration of mixed-use development in neighborhoods.

Planning Commission needs to find this development proposal is inconsistent with only one of these PlanCOS Goals or Policies for it to be non-compliant with the Zoning Code.