

Petition 2020-161 by KM JDH Beatties Ford Road, LLC

To Approve:

This petition is found to be **consistent** with the *Northwest District Plan* (1990) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends retail uses.

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 parcel in this petition was previously rezoned under Rezoning Petition 2007-094, which was approved for B-1(CD) zoning to develop a small shopping center centered around neighborhood-service uses.
- This petition requests B-2(CD) zoning in order to develop a small drive-through restaurant as part of an existing center to neighborhood services and retail uses.
- This drive-through use is an appropriate accessory use to the existing proximate shopping center and are not prohibited in the approved site plan for Rezoning 2007-094.
- The petitioner commits to establishing appropriate screening and buffers for the drive-through lane and other parts of the site.

To Deny:

This petition is found to be **consistent** with the *Northwest District Plan* (1990) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends retail uses.

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)

Motion:

Approve or Deny

Maker:

2nd:

Vote:

Dissenting:

Recused: