

Petition 2025-057 by Tribek Properties

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends 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 Commercial Place Type supports retail uses in a walkable, landscaped public realm that balances automobile, bicycle, and pedestrian elements.
- The petition would maintain the site's existing B-1(CD) zoning while amending the site plan to allow right-in, right-out access from Ballantyne Commons Parkway.
- The proposed site plan amendment would not make any changes to the previously approved entitlements, building envelope, setbacks, buffers, or landscape areas.
- The petition would facilitate development of a parcel that has remained vacant while all surrounding parcels have been developed.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 8: Diverse & Resilient Economic Opportunity

To Deny:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends 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)