

Petition 2022-168 by TD Enderly LLC

To Approve:

This petition is found to be inconsistent 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 Neighborhood 1 place type for the site.

However, 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:

- A portion of the property was already rezoned to MUDD-O. The petition would allow expansion of the parking area to support the business and allow more customers to park on site.
- Neighborhood Center would be a more appropriate place type for the southeastern corner of Tuckaseegee Road and Enderly Road given the existing commercial building on a portion of the property.
- The petition would improve the streetscape along the Enderly Road frontage by implementing an 8' planting strip and 6' sidewalk.
- The petition would support a small neighborhood business.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to Neighborhood Center Place Type for the site.

To Deny:

This petition is found to be inconsistent 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 Neighborhood 1 place type for the site.

Therefore, 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: