

## Petition 2020-184 by Pinkys, LLC

### To Approve:

This petition is found to be **consistent** with the land use recommended for this site as per the *West Morehead Pedscape Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends retail.

([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 proposed rezoning petition is consistent with the adopted retail land use for this site.
- The parking space reduction is consistent with the objectives of the Pedestrian Overlay Zoning district for the area, which encourages a pedestrian friendly form of development.
- The site is located near existing bus stops and located within 0.25 mile of the proposed silver line transit station.
- The existing streetscape appears to be in compliance with the ordinance and optional request allows the streetscape to remain as is.

### To Deny:

This petition is found to be **consistent** with the land use recommended for this site as per the *West Morehead Pedscape Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends retail.

([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:**  
**2<sup>ND</sup>:**

**Vote:**  
**Dissenting:**  
**Recused:**