

Petition 2023-152 by Sam's Commercial Properties LLC

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 CG zoning district is intended to accommodate areas of general commercial development in the City, typically located at key intersections or organized along arterial streets.
- The approved conditional plan allows retail/business uses on this site. This request will provide better flexibility and properly align with the standards of the UDO.
- The petition proposes a commercial land use that has the potential to promote access to amenities, goods, and services.
- The petition proposes a commercial land use that has the potential to promote access to employment opportunity.
- The parcel has frontage along Mallard Creek Road, a State-maintained major arterial.
- The site is served by CATS route #54. CATS is requesting a bus stop with the final location to be coordinated with the developer during the Land Development plan review process.
- The parcel is surrounded by a mix of residential uses, retail, and vacant land.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 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)