

**Petition 2021-049 by TE Wash Holdings, LLC/ROC Wash Holdings, LLC**

**To Approve:**

This petition is found to be **consistent** with the *Albemarle Road/I-485 Interchange Study* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family/retail uses for the site.

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 request is consistent with the context of surrounding land uses found along this portion (east of I-485) of Albemarle Road.
- The request's site plan layout presents a building face against Albemarle Road while providing parking in the rear, accomplishing the same result from approved architectural standards from petition 2020-007.
- The request will help achieve the Plans land use recommendations for Zone A by allowing retail uses to be oriented along Rocky River Road and Albemarle Road.

**To Deny:**

with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family/retail uses for the site.

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:**