

Petition 2021-208 by Hugh Elder

To Approve:

This petition is found to be **consistent** with the *Southwest District Plan* (1991) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office uses at this 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 site is directly adjacent to existing office land uses and parcels zoned O-1.
- This rezoning would allow for the vacant site to be developed with uses that are consistent with the proposed land use for this area.
- The current conditional plan for the site is from a 1998 rezoning which changed the zoning district to B-1SCD and calls for retail and office uses for these parcels, which are compatible uses under the O-1 zoning district. Although the uses under the proposed and existing zoning are comparable, if approved, this rezoning petition would allow for the underutilized site to develop under a zoning district that is in the current Zoning Ordinance rather than B-1SCD which is no longer a district included in the Ordinance.

To Deny:

This petition is found to be **consistent** with the *Southwest District Plan* (1991) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office uses at this 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:

2ND:

Vote:

Dissenting:

Recused: