

Petition 2022-134 by Steele Trojan 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 Commercial Place Type 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 commercial uses proposed are consistent with the recommended commercial place type.
- The petition seeks to make minor modifications to a previously approved rezoning petition.
- The site is adjacent to other commercial place types with drive through uses.
- The petition seeks to simplify zoning on the southern corner of the site by rezoning a small remnant parcel from O-2(CD) to NS to match the larger adjacent parcel.
- The petition could facilitate the following 2040 Comprehensive Plan Goal:
 - 1: 10 Minute Neighborhood
 - 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 Commercial Place Type 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:

2ND:

Vote:

Dissenting:

Recused: