

Petition 2021-185 by SXCW Properties II, LLC

To Approve:

This petition is found to be **consistent** with the *Central District Plan* (1993) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends 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 site is located along Freedom Drive, a major thoroughfare, making it appropriate for the application of the B-2 zoning district.
- The current site plan associated with the area from rezoning petition 1987-074 calls for the parcels to be utilized as surface parking for a shopping center. If approved, this rezoning would allow for the site to be redeveloped with various uses as prescribed by-right in the B-2 zoning district.
- The site is adjacent to a number of other parcels zoned B-2.

To Deny:

This petition is found to be **consistent** with the *Central District Plan* (1993) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends 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:

2ND:

Vote:

Dissenting:

Recused: