

## Petition 2021-194 by Fourstore, LLC

### To Approve:

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

- The *East District Plan* recommends office uses on parcel 10917106 and retail uses on parcel 10917116.

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 proposal for mixed non-residential uses is complementary to the existing character at Albemarle Road and East W.T. Harris Boulevard (retail, office, etc.).
- The site is located directly across the street from existing self-storage uses.
- By meeting existing ordinance requirements, prohibiting outdoor storage and truck rental, limiting building height to 55 feet, and through the provision of a 12-foot multi-use path and 8-foot planting strip this petition accomplishes the East District Plan's goal for a "livable and attractive community having a distinct identity."

### To Deny:

This petition is found to be **consistent** with the *East District Plan*, based on the information from the staff analysis and the public hearing, and because

- The *East District Plan* recommends office uses on parcel 10917106 and retail uses on parcel 10917116.

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: