

Petition 2021-203 by Land Growth, LLC

To Approve:

This petition is found to be **consistent and inconsistent** with the *Independence Boulevard Area Plan* (2011) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends retail uses for a portion of the site; and
- The plan recommends TOD – Employment uses for a portion of the site.

However, 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 parcel proposed to be rezoned to the B-2 zoning district from the existing B-2(CD) zoning district is consistent with the land use recommendation for the plan and is directly adjacent to other areas zoned B-2.
- The small portions of two parcels that the petitioners are requesting to rezone to I-1 have existing land uses that are consistent with the light industrial zoning district.
- The application of the B-2 and I-1 zoning districts is appropriate for this area given the surrounding context of car dealerships, industrial areas, offices, and large shopping centers. This corridor, and in particular the western side of Independence Boulevard, does not have existing residential or pedestrian-oriented development that would otherwise be incongruent with this petition.

The approval of this petition will revise the adopted future land use as specified by the *Independence Boulevard Area Plan* (2011), from transit oriented development – employment to light industrial uses for a portion of the site.

To Deny:

This petition is found to be **consistent and inconsistent** with the *Independence Boulevard Area Plan* (2011) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends retail uses for a portion of the site; and
- The plan recommends TOD – Employment uses for a portion of the site.

Therefore, 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: