

Petition 2021-079 by Piedmont Capital, LLC

To Approve:

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

- The adopted plan recommends retail uses.

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 request provides for new and redevelopment opportunities for an existing community serving retail center.
- The proposal will further enhance the pedestrian environment in the area through the construction of a 12' wide multi-use path along Wendover Rd. along with internal pedestrian connections within the site.
- The proposal helps achieve the adopted area plan's goal of providing a range of retail opportunities in the study area.
- The proposal will help contribute to the adopted area plan's vision of "...a place with strong neighborhoods, where residents and visitors enjoy a high quality of life with ample employment, shopping and recreational opportunities."

To Deny:

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

- The adopted plan recommends retail uses.

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: