

Petition 2021-079 by Piedmont Capital, LLC

To Approve:

The petition is **consistent** with the *2040 Policy Map* which recommends commercial uses for the subject property based on the information from the staff analysis and the public hearing, and because:

- The adopted plan recommends commercial 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 project could facilitate Goal 1, "10-minute neighborhood" of the 2040 Plan by providing services within a walkable area and transit access.
- The project could facilitate Goal 5 "Safe & Equitable Mobility" of the 2040 through pedestrian improvements and access to transit.
- The project could facilitate Goal 8 "Diverse & Resilient Economic Opportunity" by continuing to provide access to a variety of job opportunities.

To Deny:

The petition is **consistent** with the *2040 Policy Map* which recommends commercial uses for the subject property based on the information from the staff analysis and the public hearing, and because:

- The adopted plan recommends commercial 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: