

Petition 2021-254 by Joseph Horton

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The map recommends Community Activity Center 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:

- Community Activity Centers are typically along transit corridors or major roadways, providing access to goods, services, dining, entertainment, and residential for residents.
- The site is located on Monroe Road across from the Galleria shopping center, an area with a mixture uses including other EDEEs with drive through service windows.
- The site is an existing EDEE use and site layout accommodates the addition of a service lane/window without reconfiguration of parking and drive aisles.
- Auto-oriented uses, well-designed to support walkability, may be located outside of the core of the CAC place type.
- The site is at the south western edge of the activity center.
- The petition removes the existing back of curb sidewalk and constructs a 12-ft multi-use path along Monroe Rd.
- The drive through window and lane is located to the side and rear of the building and will be screened by existing landscaped areas.

To Deny:

This petition is found to be **consistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The map recommends Community Activity Center 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: