

Petition 2021-273 by Hutton ST 21, LLC

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 policy map recommends commercial place type.

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 site is an outparcel of an existing shopping center.
- The previous zoning allowed two buildings on the outparcel including one with an accessory drive through.
- The plan proposes 1 building, up to 4,600 square feet, for a car wash.
- The area is developed with a mixture of commercial uses, including gas stations, convenience stores, grocery stores, personal services, EDEEs and other retail shops.
- The proposed car wash will provide a service for those in the area.

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 policy map recommends commercial place type.

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: