

Petition 2017-158 by Roman G. Garcia

To Approve:

([I move that the](#)) Zoning Committee finds the petition to be **consistent** with the *East District Plan*, based on information from the staff analysis and the public hearing, and because:

- The 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 portion of the property fronting along Albemarle Road is zoned B-2 (general business) while the rear portion of the property is zoned R-12 MF (multi-family residential); and
- The proposed rezoning will result in the entire property being uniformly zoned; and
- The site is located between property proposed for retail/multi-family residential uses in B-1(CD) (neighborhood business, conditional) zoning, and the parking area and outdoor ball field for an elementary school in R-3 (single family residential) zoning; and
- Office and retail uses allowed in the B-2 (general business) district are compatible with the business zoning to the south and west of the subject property along Albemarle Road.

Consistency:

Maker:

2ND:

Approve or Deny

Vote:

Dissenting:

Recused:

Recommendation:

Maker:

2ND:

Approve or Deny

Vote:

Dissenting:

Recused:

To Deny:

([I move that the](#)) Zoning Committee finds the petition to be **consistent** with the *East District Plan*, based on information from the staff analysis and the public hearing, and because:

- The 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)