

**To Approve:**

([I move that the](#)) Zoning Committee finds the portion of the subject property that includes the approved convenience store and gas sales **consistent** with the *Thomasboro/Hoskins Area Plan* and *Northwest District Plan* as amended by rezoning petition 2016-084. However, the remaining portion of the property, currently zoned R-5 (single family residential) is **inconsistent** with the *Northwest District Plan* based on the information from the staff analysis and the public hearing, and because:

- The plans recommend retail uses for the portion of the site zoned B-1(CD) (neighborhood business, conditional) by petition 2016-084; and
- The plan recommends single family residential at up to six dwelling unit per acre for the portion of the site zoned R-5 (single family residential).

([However, 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 recent rezoning for the QuikTrip store was partially consistent and partly inconsistent with the adopted area plan; and
- The recent rezoning was approved by Council, and the use is currently in place and operating on the site; and
- The subject rezoning expands the number of parking spaces on the site and widens the drive behind the building to accommodate employees, visitors, and deliveries; and
- A portion of the buffer and tree save along the rear of the site near North Hoskins Road is reduced somewhat, and will be replaced on the additional property to be added to the site; and
- The newly acquired residential lot to be added to the site will be used entirely for buffer and tree save purposes.

**Consistency:**

**Maker:**

**2<sup>ND</sup>:**

**Approve or Deny**

**Vote:**

**Dissenting:**

**Recused:**

**Recommendation:**

**Maker:**

**2<sup>ND</sup>:**

**Approve or Deny**

**Vote:**

**Dissenting:**

**Recused:**

**To Deny:**

([I move that the](#)) Zoning Committee the portion of the subject property that includes the approved convenience store and gas sales **consistent** with the *Thomasboro/Hoskins Area Plan* and *Northwest District Plan* as amended by rezoning petition 2016-084. However, the remaining portion of the property, currently zoned R-5 (single family residential) is **inconsistent** with the *Northwest District Plan* based on the information from the staff analysis and the public hearing, and because:

- The plans recommend retail uses for the portion of the site zoned B-1(CD) (neighborhood business, conditional) by petition 2016-084; and
- The plan recommends single family residential at up to six dwelling unit per acre for the portion of the site zoned R-5 (single family residential).

([Therefore, 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:

- The recent rezoning for the QuikTrip store was partially consistent and partly inconsistent with the adopted area plan; and
- Staff did not recommend approval of rezoning for the QuikTrip because the rezoning expanded commercial use and zoning into the established neighborhood; and
- The subject rezoning expands the number of parking spaces to be provided on the site and widens the proposed drive behind the building to accommodate employees, visitors, and deliveries; and
- A portion of the proposed buffer to be provided along the rear of the site near North Hoskins Road is reduced from previously approved 33 feet to 30 feet; and
- A portion of the proposed tree save area to be provided along the rear of the site near North Hoskins Road is reduced from previously approved 40 feet to 33 feet and 30 feet; and
- Although the subject rezoning slightly modifies the parking and maneuvering area, the modifications are such that further encroachment of commercial zoning into the neighborhood is required to provide tree save and buffer areas.