

Petition 2018-001 by Apollo Holding Company, LLC

To Approve:

The Zoning Committee finds the petition to be **consistent** with the *Southwest District Plan*, based on information from the staff analysis and the public hearing, and because:

- The petition is consistent with the *Southwest District Plan* recommendation for a mix of residential/office/retail uses for the overall City Park Development as amended by rezoning petition 2007-082.

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 current zoning for the site allows specific commercial uses with drive-through accessory windows, but does not allow vehicular maneuvering between the uses and the streets; and
- The adjoining site was recently rezoned by petition 2016-071 to allow for an increase in the number of drive-through windows for eating/drinking/entertainment establishments; and
- The proposed site plan amendment allows an additional drive-through window and allows maneuvering for the drive-through service lane along West Tyvola Road, consistent with the highway oriented environment; and
- The pedestrian oriented design, with buildings along the street and parking to the side or rear, is maintained on Potomac River Parkway and Speer Boulevard, the priority pedestrian-oriented streets located on the interior of the development.

To Deny:

The Zoning Committee finds the petition to be **consistent** with the *Southwest District Plan*, based on information from the staff analysis and the public hearing, and because:

- The petition is consistent with the *Southwest District Plan* recommendation for a mix of residential/office/retail uses for the overall City Park Development as amended by rezoning petition 2007-082.

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 by: Friday, Spencer, Majeed, McClung, Nelson, McMillian, or Sullivan

Motion to: Approve, Deny, Defer to _____.

Choose one: as it appears before us.
as presented by _____
as modified as follows: _____

And the adoption of the consistency statement

Choose one: as it appears before us.
as presented by _____
as modified as follows: _____

Second by: Friday, Spencer, Majeed, McClung, Nelson, McMillian, or Sullivan

Vote: _____ Recused: _____ Absent: _____