

Petition 2018-040 by Charlie Casselman

To Approve:

The petition is found to be consistent with the *Independence Boulevard Area Plan*, based on the information from the staff analysis and the public hearing, and because:

- The area plan recommends office and retail uses 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:

- Properties on either side of the subject property on the same side of Monroe Road are currently zoned B-1 (neighborhood business); and
- The properties within this area of Monroe Road are predominately non-residential uses; and
- Rezoning the property to B-1 will establish a more cohesive zoning boundary and enable the site to be incorporated with adjacent parcels for development/redevelopment subject to the same zoning standards.

To Deny:

The petition is found to be consistent with the *Independence Boulevard Area Plan*, based on the information from the staff analysis and the public hearing, and because:

- The area plan recommends office and retail uses 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: