

Petition 2018-002 by James Schad

To Approve:

The portion of the site proposed for B-2(CD) (general business, conditional) is found to be inconsistent with the *Eastside Strategy Plan*, based on the information from the staff analysis and the public hearing, and because:

- The area plan recommends single family uses at up to eight dwelling units per acre.

The B-2(CD) site plan amendment portion of the site is found to be consistent with the *Eastside Strategy Plan*, based on the information from the staff analysis and the public hearing, and because:

- The area plan recognizes the previous petition 1995-066 that allowed a 32,128-square-foot screen printing business.

(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:

- Although the proposal for non-residential uses is inconsistent with the adopted future land use recommendation for residential uses, the site fronts along Susan Drive, which is an established non-residential street; and
- The site is surrounded by retail development that fronts on Hickory Grove Road and WT Harris Boulevard; and
- The height of the proposed buildings and the proposed buffers will provide an appropriate transition to the adjacent residential properties; and
- The proposed request allows all uses in B-1 (neighborhood business) and contractor's offices which are allowed in B-2 (general business) which will minimize impacts on adjacent properties.

To Deny:

The portion of the site proposed for B-2(CD) (general business, conditional) is inconsistent with the adopted area plan based on the information from the staff analysis and the public hearing, and because:

- The area plan recommends single family uses at up to eight dwelling units per acre.

The B-2(CD) site plan amendment portion of the site is consistent with the *Eastside Strategy Plan*, based on the information from the staff analysis and the public hearing, and because:

- The area plan recognizes the previous petition 1995-066 that allowed a 32,128-square-foot screen printing business.

(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:

- (To be explained by the Zoning Committee)

Motion:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused: