

Petition 2018-065 by Raley Miller Properties

To Approve:

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

- The petition is consistent with the plan which recommends 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:

- Development will provide a mixture of up to 20,000 square feet of uses permitted in the NS (neighborhood services) district, with the exception of gas stations and convenience stores, and will allow one accessory drive through window; and
- Development will provide an interconnected street network and pedestrian connections to the adjacent properties, and to sidewalks along public streets; and
- Provides an interior plaza and patio that serve as useable open space; and
- Neighborhood Services district allows all uses in B-1, which are primarily retail uses and consistent with the land use recommendation of retail; and
- This node of neighborhood services is within walking distance of a multi-family residential community.

To Deny:

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

- The petition is consistent with the plan which recommends 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: