

Petition 2018-080 by Collin Wolff

To Approve:

The 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 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:

- The site is located on the west side of John Adams Road, north of W. Mallard Creek Church Road; and
- The site is adjacent to large lot residential that is currently zoned R-3; however, those parcels and all surrounding parcels are recommended to be redeveloped for a mix of office, retail, and research uses over time. The proposed O-1 district is compatible with those future uses; and
- The O-1 zoning district allows office uses that are consistent with the vision for a Neighborhood Center in this area; and
- There are no critical infrastructure projects, connections, or unique conditions that would warrant a conditional rezoning for this site.

To Deny:

The 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 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: