

To Approve:

This petition is found to be **inconsistent** with the *East District Plan*, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family residential uses.

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:

- (To be explained by the Zoning Committee)

The approval of this petition will revise the adopted future land use as specified by the *East District Plan*, from multi-family residential to retail use.

To Deny:

This petition is found to be **inconsistent** with the *East District Plan*, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family residential uses.

Therefore, we find this petition to be unreasonable and not in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The petition is inconsistent with the adopted area plan's land use recommendation of multi-family residential uses; and
- The adopted policy is intended to concentrate retail and commercial development along Albemarle Road and at the W.T. Harris Boulevard intersection, while maintaining and supporting multi-family development northward along the W.T. Harris Boulevard corridor; and
- Maintaining the adopted multi-family land use and zoning of this parcel protects and supports the promotion of housing diversity in the area on a site that is near a commercial center and existing transit service.

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: