

## Petition 2018-164 by Tzeggai Yohannes

### To Approve:

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

- The plan recommends office land 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:

- The adopted policy is intended to concentrate retail and commercial development near the intersection of Central Avenue and Sharon Amity Road. The subject property is located directly behind retail uses fronting Central Avenue, with one remaining lot zoned O-2 (office) located between the site and the abutting single family residential zoning and land uses, which will serve as a transition to the abutting residential uses.
- No building expansions are proposed and the required tree save area is located abutting the multi-family residential zoning and land use at the rear of the site.
- A new planting strip and sidewalk along N. Sharon Amity Road will be added.
- A 25-foot "Class B" buffer is required abutting the residential zoning land use to the rear of the site, which may be reduced by 25% with the installation of a fence, wall or berm.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from office uses to retail uses for the site.

### To Deny:

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

- The plan recommends office land uses.

([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:**

**2<sup>ND</sup>:**

**Vote:**

**Dissenting:**

**Recused:**