

## Petition 2019-070 by RENC CH LLC

### To Approve:

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

- The plan recommends retail uses south of Wallace Road based on a prior rezoning.
- The plan recommends mixed office and retail uses north of Wallace Road.

([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 plan for most of the property is a minor revision of that approved by rezoning petition 2016-141.
- The site plan also includes a small additional parcel north of existing Wallace Road, including an improved realignment of the road.
- The site is located along a major highway and commercial corridor. The proposed zoning would allow uses consistent with the existing uses and zoning in this area along Independence Boulevard.
- The conditional plan continues to preserve right-of-way across the site for the future LYNX Silver Line alignment where it transitions from Monroe Road to Independence Boulevard as well as rights-of-way for the Wallace Road South alignment, Independence Boulevard widening, and the proposed Sharon Forest Drive overpass.

### To Deny:

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

- The plan recommends retail uses south of Wallace Road based on a prior rezoning.
- The plan recommends mixed office and retail uses north of Wallace Road.

([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:**

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

**Vote:**

**Dissenting:**

**Recused:**