

Petition 2019-079 by Sankofa Development, LLC

To Approve:

This petition is found to be **inconsistent** with the *Northeast District Plan* (1996) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends industrial 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:

- While the petition is inconsistent with the industrial recommendation in the plan, the NS district being requested provides appropriate uses adjacent to the single family and commercial uses in the area.
- The petition limits use to a restaurant and entertainment use under 4,000 square feet.
- The proposed use is allowed within the site's existing B-2 zoning on the eastern portion of the site.
- The petition commits to enhancing the pedestrian environment through multiple site design elements including a sidewalk connection to the existing adjacent neighborhood, and sidewalk improvements along Statesville Avenue.
- The area between Riley Avenue and Auten Avenue has not developed according to the industrial land use recommendation. Due to the abutting single-family development and zoning, it is unlikely that this site is feasible to develop with industrial uses.
- The intent of the Neighborhood Service District is to provide for uses that directly serve the neighborhood in which they are located.

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

To Deny:

This petition is found to be **inconsistent** with the *Northeast District Plan* (1996) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends industrial uses.

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: