

Petition 2019-106 by Darren Vincent

To Approve:

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

- The plan recommends office and retail uses.

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:

- This petition covers a portion of a larger existing commercial development. The larger development is comprised of similar, compatible uses.
- The plan notes that due to the site's strategic location "between many residential communities and the University Research Park, the area should continue to grow and serve the community."
- The intent of the Neighborhood Service District is to provide for uses that directly serve the neighborhood in which they are located. The Neighborhood Service District is considered compatible with the adjacent commercial and multi-family development. The petition's addition of retail and restaurant uses on this parcel will offer additional goods and services to the neighborhood.
- The area's high visibility and easy access from the highly traveled Mallard Creek Church Road, lends itself to retail, office and service uses – all of which would be permitted upon the approval of this petition.
- The petition's ban on drive through uses respects the community's wishes and increases walkability.

To Deny:

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

- The plan recommends office and retail 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: