

Petition 2019-121 by Jamarion Rickenbacker

To Approve:

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

- The plan recommends retail land use for this site.

(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 petition is consistent with the adopted retail land use for the site.
- The site is already zoned for a convenience store under the current B-1(CD) zoning.
- The site is on West Boulevard, a state maintained existing major thoroughfare. The UR-C zoning district allows for commercial, and residential uses, while eliminating auto oriented uses such as drive-thru windows, gas stations, auto sales, and auto repairs.

To Deny:

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

- The plan recommends retail land use for this site.

(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: