

Petition 2019-170 by James Doyle

To Approve:

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

- The Plan recommends retail uses for the 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's proposal accomplished the Plan's goal of "...preserving the character and quality of neighborhoods..." through the redevelopment of older commercial areas.
- The petition proposes to adaptively reuse a vacant tire repair shop to allow for the placement of additional neighborhood retail/commercial uses along The Plaza.
- The proposed reuse creates a retail opportunity along a major thoroughfare that is within walking distance from many detached single family homes in the Plaza-Shamrock neighborhood.
- The request is in line with adopted future land use policy and matches the surrounding retail context of most parcels with frontage along The Plaza.
- The petitioner has agreed to exclude high trip generating auto-oriented uses from being utilized at the site including accessory drive through windows and fueling stations.
- The request fulfills the Central District Plan's policy of improving commercial corridor redevelopment.

To Deny:

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

- The Plan recommends retail uses for the 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: