

Petition 2020-021 by K Sade Ventures, LLC

To Approve:

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

- The plan recommends retail uses at 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:

- Transportation improvements (including left-overs and signalization) resulting from petition 2018-160 (approved October 2019) will improve overall pedestrian and traffic safety for planned retail uses at this site.
- The subject property location makes sense for retail uses as it fronts University City Boulevard and will serve a recently approved mixed residential development and numerous other residences in the area.
- The request is in alignment with the proposed land use for the site.
- This request is in alignment with the plan's recommendation that commercial development be limited to areas already zoned for or identified as retail uses.

To Deny:

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

- The plan recommends retail uses at 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: