

## Petition 2020-053 by Bill Hodges

### To Approve:

This petition is found to be **inconsistent** with the *Steele Creek Area Plan* for a portion of the site and **consistent** with the *Steele Creek Area Plan* for a portion of the site based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential up to four dwelling units per acre (DUA); and
- The plan recommends retail.

(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:

- For a portion of the site the petition is inconsistent with the area plan recommendation; however, it will allow the expansion of an existing adjacent commercial indoor pet center.
- The proposed expansion of the commercial indoor pet center provides a needed service to the surrounding residential neighborhood.
- Adequate fencing, buffering and sound insulation are included as part of the proposed site plan to protect adjacent properties.
- The parcel to the east, adjacent to the proposed expansion of the indoor pet center, is used as the community pool, playground and parking lot for the adjoining residential subdivision.
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The approval of this petition will revise the adopted future land use as specified by the *Steele Creek Area Plan*, from residential up to four DUA land use to retail for a portion of the site.

### To Deny:

This petition is found to be **inconsistent** with the *Steele Creek Area Plan* for a portion of the site and **consistent** with the *Steele Creek Area Plan* for a portion of the site based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential up to four dwelling units per acre (DUA); and
- The plan recommends retail.

(Therefore, 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:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: