

Petition 2020-007 by Woodland Beaver Farms, LLC

To Approve:

This petition is found to be **consistent** with the *Albemarle Road/I-485 Interchange Study* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family/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:

- This site plan amendment is consistent with the land use recommendations of multi-family/retail uses for the property.
- The request is consistent with the context of surrounding land uses found along this area of Albemarle Road.
- The request will help achieve the Plan's land use recommendations for Zone A by allowing retail uses to be oriented along Rocky River Road and Albemarle Road.
- The petition is committing to enhanced architectural design guidelines which help realize the Plan's design recommendations for zone A.

To Deny:

This petition is found to be **consistent** with the *Albemarle Road/I-485 Interchange Study* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family/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: