

Petition 2019-037 by Jay Kamdar

To Approve:

This petition is found to be **inconsistent** with the land use recommendation of the *Catawba Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office/industrial-warehouse-distribution

(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:

- The proposed uses allowed in the B-2 (general business) zoning district by this site plan, while technically inconsistent with the office/industrial-warehouse distribution land use recommendation for this site, are consistent with the non-residential land use recommendation for the surrounding area.
- The site is within the West Growth Corridor, as per the Centers, Corridors and Wedges Growth Framework. The Framework states that areas within one mile of interstate interchanges are appropriate locations for highway-serving retail (hotels, gas stations, restaurants). The site is within ¼ mile of the Interstate 85 interchange at Sam Wilson Road.
- The petition proposes transportation improvements to mitigate the impact of the project including the addition of right and left turn lanes on Sam Wilson Road as well as a bike lane, planting strip, and sidewalk along the site's public street frontage.
- The petition proposes a buffer and fence to lessen the project's impact on adjacent single family uses.

The approval of this petition will revise the adopted future land use as specified by the *Catawba Area Plan*, from Office/Industrial-Warehouse-Distribution land uses to Retail land uses for the site.

To Deny:

This petition is found to be **inconsistent** with the land use recommendation of the *Catawba Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office/industrial-warehouse-distribution

(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:

2ND:

Vote:

Dissenting:

Recused: