

Petition 2020-157 by Specialty Properties LLC

To Approve:

This petition is found to be consistent with the *Central District Plan* for the portion of the site currently zoned B-1 and inconsistent with the *Plan* for the portion of the site zoned R-5, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends retail for the portion of the site zoned B-1 and single family at up to 5 dwelling units per acre for the portion of the site zoned R-5.

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 proposed neighborhood serving land use, while inconsistent with the back portion of the site, is consistent with most of the site, and the context of the existing land uses on Tuckaseegee Road.
- The proposed site plan commits to improving the streetscape by providing an 8' planting strip and 6' sidewalk.
- The proposed neighborhood services uses will support the existing neighborhood as well as new residences being developed in the vicinity of the site.
- The site is within close proximity to bus stops for CATS routes 8 and 34, offering an alternative form of transportation for citizens to reach the proposed neighborhood services.

The approval of this petition will revise the adopted future land use by the *Central District Plan*, from single family up to 5 DUA to retail land use for the portion of the site zoned R-5.

To Deny:

This petition is found to be consistent with the *Central District Plan* for the portion of the site currently zoned B-1 and inconsistent with the *Plan* for the portion of the site zoned R-5, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends retail for the portion of the site zoned B-1 and single family at up to 5 dwelling units per acre for the portion of the site zoned R-5.

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: