

Petition 2021-011 by Movement Resources

To Approve:

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

- The Plan recommends residential, civic, office, and retail uses within a Town Center environment.

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 site plan amendment only moderately expands existing entitlements by adding 6,000 SF within an outparcel building that would accommodate retail and/or restaurant uses.
- The request is complimentary of both existing surrounding land uses and nearby entitlements such as the proposed Eastland Mall redevelopment.
- The proposal is consistent with the area plan's recommendation for a mix of uses, including entertainment and civic uses, in a compact, pedestrian-oriented town center.
- The area plan states "the Town Center will not be successful without careful attention to design elements" such as vehicular and pedestrian connections, preservation of existing structures, and providing a mixture of uses. This proposal provides an even greater mixture of uses by providing up to 6,000 SF of commercial/retail uses in proximity to a charter school.

To Deny:

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

- The Plan recommends residential, civic, office, and retail uses within a Town Center environment.

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: