

## **Petition 2021-026 by Hendrick Automotive Group**

### **To Approve:**

This petition is found to be inconsistent with the *Northlake Area Plan* (2008) recommendation of office use. based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office uses.

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 petition proposes an expansion of the existing car dealership located on the other side of Old Statesville Road.
- While inconsistent with the area plan's recommendation for office use, the proposed development would be consistent with the land uses surrounding the site.
- The petition commits to increasing pedestrian access and mobility into and around the site by proposing a 12-foot shared-use path and an 8-foot planting strip along Statesville road, and a 6-foot sidewalk and an 8-foot planting strip along Eastfield Drive.

The approval of this petition will revise the adopted future land use as specified by the *Northlake Area Plan* (2008), from Office to Light Industrial for the site.

### **To Deny:**

This petition is found to be inconsistent with the *Northlake Area Plan* (2008) recommendation of office use. based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office uses.

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:**

### **2<sup>ND</sup>:**

### **Vote:**

### **Dissenting:**

### **Recused:**