

Petition 2021-008 by The Morgan Companies

To Approve:

This petition is found to be **inconsistent** with the *South District Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office use.

(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 site is within a designated activity center per the Center, Corridors, Wedges Growth Framework.
- Activity centers are recommended for walkable, mixed use development.
- The introduction of retail use to the office area creates additional mixing of uses in the area and retail use is compatible with office land uses.
- The proposed site plan proposes a new private drive providing vehicular and pedestrian connectivity through the larger block, between Carmel Road and Carmel Commons Boulevard.
- Improves the pedestrian experience with the provision of urban open space along a portion of the private drive and the front of the building and reduces surface area parking with proposed subterranean deck.
- Provides pedestrian oriented transportation improvements including push button pedestrian signals at Pineville-Mathews Road and Carmel Road and improved accessible ramps at Carmel Commons Boulevard at Pineville-Mathews Road.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from Office to Retail for the site.

To Deny:

This petition is found to be **inconsistent** with the *South District Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office use.

(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: