

Petition 2021-058 by 501 Briar Creek, LLC

To Approve:

This petition is found to be **consistent** with the *Independence Boulevard Area Plan* (2011) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office and retail uses for the site.

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 is adjacent to several parcels zoned as general and neighborhood business zoning districts.
 - The uses allowed in the B-2 zoning district are compatible with the existing retail and office uses surrounding the site.
 - The general business zoning district is appropriate for parcels adjacent to major thoroughfares.
- The B-2 zoning district allows for various office and retail uses.

To Deny:

This petition is found to be **consistent** with the *Independence Boulevard Area Plan* (2011) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office and retail uses for the site.

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: