

**MOTION**  
**February 12, 2015**

**Commissioner John Litzenberger, Sully District**  
**Planning Commission Public Hearing and Decision**

**Plan Amendment 2014-III-DS2**

**Motion:**

As staff indicated, the amendment would modify the Plan language for Tax Map parcel 34-3 ((13)) 03 to remove the restriction limiting retail development on the subject property to a furniture store and allowing for additional opportunities for retail use while retaining the existing Plan conditions for development on this site. Staff has indicated that retail development options for the subject property would align with the existing character of development within the land unit. Additional flexibility for retail uses at this site could potentially activate a highly visible vacant site.

The two Sully District Land Use committees split on their recommendations on this proposed amendment. The WFCCA voted to support this proposal (4-2) and the SDC Land Use committee voted unanimously to oppose it. After discussing the concerns with the land use committee members, both committees expressed grave concern for the transportation implications entering this site. One idea was to construct a bridge over the storm water retention pond, however this could be very expensive, yet may be needed if the future transportation requirements get any worse.

Mr. Chairman, I move that the Planning Commission recommend to the Board of Supervisors the adoption of the staff recommendation for Plan Amendment 2014-III-DS2, as shown in the staff report dated January 29, 2015.

End of Motion

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