

## Petition 2017-050 by Circa Investments, LLC

### To Approve:

The retail and office portion of this petition is found to be consistent with the *Elizabeth Area Plan*; however, the residential portion is inconsistent with the *Elizabeth Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends retail and office for the subject parcels.

([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 proposed office and retail development supports the Plan's recommendation for maintaining retail and office uses along the Providence Road corridor; and
- The integration of office, retail and residential uses support the goal of building mixed use places with access to needs and services; and
- The building on S. Laurel Avenue is located to maintain and strengthen the established street-oriented neighborhood pattern by fronting on the street consistent with the adjacent buildings; and
- The mixed use building on Crescent Avenue includes a 50-foot setback from the street and a front yard open space that supports the street's established pattern of building setbacks and front yards; and
- The mixed use building on Crescent Avenue includes a base height of 40 feet and a maximum 50 foot height with a step back to minimize its visual impact along the street.

### To Deny:

The retail and office portion of this petition is found to be consistent with the *Elizabeth Area Plan*; however, the residential portion is inconsistent with the *Elizabeth Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends retail and office for the subject parcels.

([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:

2<sup>ND</sup>:

Vote:

Dissenting:

Recused: