

Petition 2017-177 by NAI Southern Real Estate

To Approve:

This petition is found to be consistent with the *Midtown Morehead Cherry Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential, office, and retail uses on the subject parcels.

(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 proposed development is located in the commercial core of the plan area and will support the LYNX Gold Line which is one block west of the site; and
- Active ground floor uses with architectural design commitments are provided to encourage pedestrian activity and complement the pedestrian environment; and
- The petition will provide urban open space on the corner of 3rd Street and Baldwin Avenue; and Baldwin Avenue and 4th Street; and
- The petition will remove surface parking along Baldwin Avenue, 3rd and 4th Street in order to create a more urban environment.

To Deny:

This petition is found to be consistent with the *Midtown Morehead Cherry Area Plan*, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential, office, and retail uses on the subject parcels.

(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 by: Friday, Spencer, Majeed, McClung, Nelson, McMillian, or Sullivan

Motion to: Approve, Deny, Defer to _____.

Choose one: as it appears before us.
as presented by _____
as modified as follows: _____

And the adoption of the consistency statement

Choose one: as it appears before us.
as presented by _____
as modified as follows: _____

Second by: Friday, Spencer, Majeed, McClung, Nelson, McMillian, or Sullivan

Vote: _____ Recused: _____ Absent: _____