

Petition 2018-087 by Midwood-Overlook, LLC

To Approve:

The petition is found to be **consistent** with the *Central District Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends retail uses.

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 subject site is located on Central Avenue, which is a commercial corridor, and along a future phase of the proposed LYNX Gold Line Streetcar alignment and
- This site's location within ½ mile of the Central Avenue/Plaza Midwood business district places it within walking distance of neighborhood goods and services as well as entertainment opportunities, and Veteran's Park; and
- The site is walkable from surrounding residences including new residences in the Morningside neighborhood area; and
- This project proposes to repurpose the existing building that is sensitive in scale to the surrounding neighborhood, for uses allowed in the MUDD (mixed use development) district; and
- Existing parking located between the building and Central Avenue has been reduced, and parking fronting both streets is located across from nonresidential zoning and land use, which limits the impact on nearby residences.

To Deny:

The petition is found to be **consistent** with the *Central District Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends retail uses.

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 Zoning Committee)

Motion:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused: