

Petition 2017-167 by Beaver Creek CRE, LLC

To Approve:

([I move that the](#)) Zoning Committee finds petition 2017-167 to be **inconsistent** with the *Independence Boulevard Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends transit oriented residential development.

([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:

- (To be explained by the Zoning Committee)

Consistency:

Maker:
2ND:
Approve or Deny

Vote:
Dissenting:
Recused:

Recommendation:

Maker:
2ND:
Approve or Deny

Vote:
Dissenting:
Recused:

To Deny:

([I move that the](#)) Zoning Committee finds petition 2017-167 to be **inconsistent** with the *Independence Boulevard Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends transit oriented residential development.

([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:

- The subject property is currently developed with the seven story Varnadore building and a one-story retail building; and
- Both buildings are in a deteriorated condition and reuse/redevelopment of this site is a priority;
- However, the redevelopment proposal includes the following significant issues:
 - The digital signage proposed to be located at the top of the Varnadore building is equivalent to approximately six digital outdoor advertising (billboard) faces in a location where this amount and type of signage is not generally allowed and adjacent to single family residential uses; and
 - In addition, the increase in height of the existing building and the proposed height of the second new building exceed transit oriented development guidelines for properties adjacent to single family neighborhoods.