

Petition 2019-183 by Rhyno Partners Coffee LLC

To Approve:

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

- The plan recommends retail mixed use: retail/office/multi-family residential uses with a pedestrian overlay district.

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 site is located within the Plaza Midwood business district.
- The *Plaza Central Pedscape Plan* identifies the site as being located within the Village Retail Area, a larger area east of the CSX railroad tracks with the potential to be a highly walkable compact mixed-use retail village.
- The Gold Line streetcar is proposed to run along Central Avenue, north of this site, which will provide an alternative mode of transportation.

To Deny:

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

- The plan recommends retail mixed use: retail/office/multi-family residential uses with a pedestrian overlay district.

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:**