

Petition 2021-168 by Station West LLC

To Approve:

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

- The plan recommends industrial uses for the site.

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:

- While inconsistent with the industrial land use recommendation for the site, the proposed rezoning is compatible with current development patterns in the area.
- The proposed development will adaptively reuse older industrial buildings with a mix of uses, which is more compatible with the surrounding uses and adjacent residential uses than the industrial uses that previously occupied those buildings.
- The petition will provide minimum 6' sidewalk along both the Berryhill Road and State Street frontages where none currently exists as well as accessible curb ramps at the intersection.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from industrial land use to mixed use for the site.

To Deny:

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

- The plan recommends industrial uses for the site.

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:

2ND:

Vote:

Dissenting:

Recused: