

## Petition 2021-197 by Crescent Communities

### To Approve:

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

- The *Plaza-Central Pedscape Plan (2003)* recommends Residential/Office/Retail/Multi-family uses greater than 12 DUA for the site.

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:

- As written, TOD-CC is applicable at any site within ¼ mile walking distance of an existing streetcar stop. The site is within a ¼ mile walk of the Sunnyside Station.
- The proposal for adaptive reuse and commitment to public open space aligns with TOD-EX requirements.
- The petition fulfills the Pedscape Plan's recommendation for a "second node of retail mixed-use in this area". The plan states development of any one or more of retail, restaurant, office, and/or residential uses would be permitted.

### To Deny:

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

- The *Plaza-Central Pedscape Plan (2003)* recommends Residential/Office/Retail/Multi-family uses greater than 12 DUA for the site.

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:

### Approve or Deny

### Maker:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: