

## Petition 2017-156 by Mark Miller

### To Approve:

([I move that the](#)) Zoning Committee finds the proposed use to be **consistent** with the *Bryant Park Land Use and Streetscape Plan* based on information from the staff analysis and the public hearing, and because:

- The petition is consistent with the office/retail/light industrial land uses recommended 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:

- The subject property is located in an area that is transitioning from industrial to retail and office uses, as anticipated in the *Bryant Park Land Use and Streetscape Plan*; and
- The proposal for mixed uses and recreational uses on the site is consistent with principles in the plan which encourage replacement uses for vacant land and buildings in the immediate area; and
- The proposal also addresses a principle to serve surrounding residential areas by providing services for the Enderly Park neighborhood and the more recent Wesley Village community just to the east and the west; and
- The existing industrial building, constructed in the 1940's, will be preserved, and adaptively reused in a way that maintains the area's character and history.

#### Consistency:

Maker:

2<sup>ND</sup>:

Approve or Deny

Vote:

Dissenting:

Recused:

#### Recommendation:

Maker:

2<sup>ND</sup>:

Approve or Deny

Vote:

Dissenting:

Recused:

### To Deny:

([I move that the](#)) Zoning Committee finds the proposed use to be **consistent** with the *Bryant Park Land Use and Streetscape Plan* based on information from the staff analysis and the public hearing, and because:

- The petition is consistent with the office/retail/light industrial land uses recommended 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)