

## 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)

### 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; and
- However, the redevelopment proposal includes the following significant issues:
  - The digital signage proposed to be located at the top of of a building extension of the Varnadore building is equivalent to large digital outdoor advertising (billboard) faces in a location where billboards are not generally allowed and adjacent to single family residential.; 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.

Motion by: Friday, Spencer, Majeed, McClung, Nelson, McMillian, or Sullivan

Motion to: Approve, Deny, Defer to \_\_\_\_\_.

Choose one: as it appears before us.  
as presented by \_\_\_\_\_  
as modified as follows: \_\_\_\_\_

And the adoption of the consistency statement

Choose one: as it appears before us.  
as presented by \_\_\_\_\_

as modified as follows: \_\_\_\_\_

Second by: Friday, Spencer, Majeed, McClung, Nelson, McMillian, or Sullivan

Vote: \_\_\_\_\_ Recused: \_\_\_\_\_ Absent: \_\_\_\_\_