

## Petition 2018-086 by Jacob Norris

### 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 a mix of uses including retail, office, and multi-family residential.

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 in the Village Retail Area designated in the adopted area plan. The Village Retail Area is the larger area east of the CSX railroad tracks that has the potential to be a highly walkable compact mixed-use retail village including office, residential, retail, and restaurants; and
- The proposal supports the area plan's walkability goal by providing direct pedestrian connections between the buildings and the streets and by widening sidewalks; and
- The petition reuses existing buildings, thereby minimizing further environmental impacts while accommodating growth; and
- The proposed MUDD (mixed use development) and PED (pedestrian overlay) zoning districts have similar standards, which will encourage high quality design, mixed use development, and support walkability.

### 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:

- The plan recommends a mix of uses including retail, office and multi-family residential.

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:

2<sup>ND</sup>:

#### Vote:

#### Dissenting:

#### Recused: