

Petition 2018-122 Greg Grueneich and Brian Wallace

To Approve:

This petition is found to be **consistent** with the with the land use recommendation of the *Midtown, Morehead, Cherry Area Plan* because:

- The plan recommends residential, office, and/or retail uses for the subject 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 proposal will allow a building previously used for warehouse and distribution to be used for a range of non-industrial uses such as retail, eating/drinking/entertainment, office, and residential uses; and
- The petition will maintain and renovate two existing structures with the requested optional provisions, preserving elements of the area's historic fabric and character; and
- The petition will upgrade the pedestrian experience along South Torrence Street frontage with new active uses such as outdoor dining and entertainment.

To Deny:

This petition is found to be **consistent** with the with the land use recommendation of the *Midtown, Morehead, Cherry Area Plan* because:

- The plan recommends residential, office, and/or retail uses for the subject 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:
2ND:

Vote:
Dissenting:
Recused: