

## Petition 2018-097 by Stamatis Tsilimos

### To Approve:

The petition is found to be consistent with the *Central District Plan* for the proposed nonresidential/commercial uses but inconsistent for the residential use for the front portion of the site; for the back portion of the site, the petition is inconsistent with the plan, based on information from the staff analysis and the public hearing and because:

- The area plan recommends retail uses for the front portion of the property along Central Avenue and multi-family uses for the rear portion along Tippah Park Court.

([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:

- The proposal for a mixture of residential and nonresidential uses in a single building, with appropriate urban design elements, is compatible with the surrounding context and the evolving character of this portion of Central Avenue; and
- The subject site is located on Central Avenue, which is a commercial corridor, and along a future phase of the proposed LYNX Gold Line Streetcar alignment; and
- This site's location within ½ mile of the Central Avenue/Plaza Midwood business district places it within walking distance of neighborhood goods and services as well as entertainment opportunities, and Veteran's Park; and
- The site is walkable from surrounding residences including new residences in the Morningside neighborhood area; and
- This project proposes buildings that are sensitive in scale to the surrounding neighborhood.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from retail for a portion and multi-family residential for a portion, to mixed use multi-family residential/office/retail for the full site.

### To Deny:

The petition is found to be consistent with the *Central District Plan* for the proposed nonresidential/commercial uses but inconsistent for the residential use for the front portion of the site; for the back portion of the site, the petition is inconsistent with the plan, based on information from the staff analysis and the public hearing and because:

- The area plan recommends retail uses for the front portion of the property along Central Avenue and multi-family uses for the rear portion along Tippah Park Court.

([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:

- (To be explained by the Zoning Committee)

**Motion:**  
**Approve or Deny**  
**Maker:**  
**2<sup>ND</sup>:**

**Vote:**  
**Dissenting:**  
**Recused:**