

Rezoning Petition 2016-112 by Argos Real Estate Advisors, Inc.

To Approve:

The petition is found to be **inconsistent** with the *Central District Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends industrial land uses.

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:

- While the petition is inconsistent with the industrial land use recommendation, the proposed revitalization of the site for residential/office and/or retail uses is compatible with the surrounding residential neighborhood, and with the goals established by the West Trade/Rozzelles Ferry CNIP in 2015.
- The industrial land use is no longer compatible with the surrounding residential uses along Turner Avenue and State Street.
- The proposed site plan includes commitments to maintain and restore the existing mill building unless determined unfeasible by a third party.
- The conditional notes provide commitments to both on-site and off-site transportation improvements to mitigate impacts from the redevelopment of the site.
- The petition will provide pedestrian improvements to create a more walkable environment and better integrate into the surrounding area.

The approval of this petition will revise the adopted future land use as specified by the Central District Plan, from industrial uses to office/retail/residential uses for the site.

To Deny:

The petition is found to be **inconsistent** with the *Central District Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends industrial land uses.

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 Zoning Committee)

Motion:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused: