

Petition 2019-052 by Beaver Creek CRE LLC

To Approve:

This petition is found to be is **consistent** with the *Independence Boulevard Area Plan* as amended by the previous rezoning based on the information from the staff analysis and the public hearing, and because:

- The plan recommends mixed non-residential (office, retail uses) per the recently approved rezoning petition 2017-167.

([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 proposed site plan amendment does not change the proposed uses for the site.
- The proposal changes the location of proposed signage and removes the previously approved proposal for a building addition to the existing building within Development Area A and transfers the square footage to Development Area B.
- The proposal maintains restrictions from the previously approved petition related to the specialty signage.
- Removing the proposed addition allows the opportunity for the existing building in Area A to be designated as historic for tax credit purposes.
- Change creates a better pedestrian realm in front of the existing building in Area A.

To Deny:

This petition is found to be is **consistent** with the *Independence Boulevard Area Plan* as amended by the previous rezoning on the information from the staff analysis and the public hearing, and because:

- The plan recommends mixed non-residential (office, retail uses) per the recently approved rezoning petition 2017-167.

([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: