

Petition 2019-053 by Hopper Communities (c/o Bart Hopper)

To Approve:

The petition is found to be **consistent** with the *Bryant Park Land Use and Pedscape Plan* for a portion of the site and **inconsistent** with the plan for the remainder of the site, based on information from the staff analysis and the public hearing, and because:

- The plan recommends residential, office and/or retail uses for a portion of the site, and office use on the remainder of the site by petition 2013-045.

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 proposed residential development while not mixed use, or as intense as envisioned by the *Bryant Park Land Use and Pedscape Plan*, is consistent with the overall vision laid out in the plan for a mixed-use neighborhood.
- The proposed site plan includes the street connections proposed in the Plan, which will enhance the connectivity and walkability of the emerging mixed-use neighborhood.
- The parcels surrounding this site are being redeveloped from former industrial and vacant sites into a mixed-use area with office, residential and retail uses.

The approval of this petition will revise the adopted future land use as specified by the *Bryant Park Land Use and Pedscape Plan* and amended by rezoning petition 2013-045, for the portion of the site designated as office use, to residential, office, and/or retail uses for the site.

To Deny:

The petition is found to be **consistent** with the *Bryant Park Land Use and Pedscape Plan* for a portion of the site and **inconsistent** with the plan for the remainder of the site, based on information from the staff analysis and the public hearing, and because:

- The plan recommends residential, office and/or retail uses for a portion of the site, and office use on the remainder of the site by petition 2013-045.

Therefore, we find this petition not be to 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