

Petition 2019-029 by Crescent Communities

To Approve:

This petition is found to be **consistent** with the *Elizabeth Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends a mix of residential, office and retail uses in the area in which the site is located.

(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 development will provide a mix of office and retail uses that will reinforce Seventh Street as Elizabeth's primary retail corridor.
- The proposed site plan includes nonresidential uses on the ground floor that are oriented to the sidewalk network which will enhance the pedestrian environment in the area.
- The petition provides architectural design commitments for the building that break up the massing and create four distinct sections of the structure to enhance the overall streetscape, encourage pedestrian activity, and complement the pedestrian environment.
- The proposed maximum building height of 60 feet for the building at the corner of East Seventh Street and Caswell Road is consistent with the plan to include an iconic architectural design that would enhance this signature intersection as recommended in the plan.
- The project will provide more than the required parking for the office and retail uses on-site, and the parking on-site will be accessible to the public, which will help alleviate a general lack of parking in this area.
- The project will provide pedestrian improvements in the area to enhance pedestrian safety

To Deny:

This petition is found to be **consistent** with the *Elizabeth Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan mix of residential, office and retail uses in the area in which the site is located.

(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: