

## Petition 2019-063 by VLE Partners, LLC

### To Approve:

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

- The plan recommends residential, retail, and office uses.

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 subject site, location of the VanLandingham Estate, is a historic landmark which has been used as an event facility and five-room hotel in recent years.
- The proposal commits to retain the VanLandingham Estate home/historic landmark identified as the "Estate Building" and "Orangerie Building," and adds a 18,000 sq. ft. building adjacent to single family attached dwellings on the edge of the estate and a 5,000 sq. ft. building along Belvedere Avenue.
- The addition of new buildings to the site increases the mix of services available in the neighborhood, while allowing the historic main house to remain on the site. Permitted uses include some retail/commercial uses, consistent with existing approvals.
- Site and building design will be reviewed and approved by Historic Districts Commission and Historic Landmarks to ensure compatibility, context and appropriateness of exterior features.

### To Deny:

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

- The plan recommends residential, retail, and office uses.

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:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: