

Petition 2019-123 by Magnus Capital Partners

To Approve:

This petition is found to be **consistent** with the *West Morehead Land Use and Streetscape Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends mixed use.

(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 petition is consistent with the land use plan recommendation for mixed uses per the West Morehead Land Use and Streetscape Plan.
- However, the petition does not comply with the urban design standards of the pedestrian overlay, due to the development constraints within the floodplain, and ground floor activity would be limited. In lieu of active ground floor uses, public art and architectural articulation is provided.
- The conditional plan provides a preserved corridor for the future alignment of the CATS Silver Line.
- Through recent redevelopment, the area is becoming more intense than the previous development in the area and the proposed rezoning would provide a transition from uptown to the West Morehead area.

To Deny:

This petition is found to be **consistent** with the *West Morehead Land Use and Streetscape Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends mixed use.

(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: