

Petition 2019-142 by Kennedy Howard

To Approve:

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

- The plan recommends single family/multi-family residential uses for the site.

([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 rezoning to MUDD-O, while inconsistent with the recommended land use, is adaptively reusing an existing commercial building that was built in 1945.
- The site was recommended by the Central District Plan to be correctively rezoned to R-8, however it was left out of that rezoning and remained B-1 (neighborhood business).
- Under the current B-1 zoning, the permitted uses would be similar to what is currently proposed however the MUDD zoning district requires fewer parking spaces. The reduction of required parking spaces would allow the building to be redeveloped for an eating, drinking, and entertainment establishment.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from single family/multi-family uses up to 8 DUA, to mixed use for the site.

To Deny:

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

- The plan recommends single family/multi-family residential uses for the site.

([Therefore, 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: