

Petition 2020-015 by McShane Partners LLC

To Approve:

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

- The plan recommends office/residential land uses for the site.

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 request supports the land use recommendation for office and residential uses.
- The proposed building will be oriented towards Independence Park with the design features utilized to enhance the ground floor and pedestrian entrances.
- The design incorporates the use of the existing alley to access proposed parking and refuse collection.
- The proposed building height will be consistent with the existing residential development to the south.
- The subject property is along Park Drive and is adjacent to MUDD (mixed use development) zoned properties along Park Drive.
- The MUDD (mixed use development) standards will encourage
- high quality design and mixed use development, and also will support
- walkability.
- MUDD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing walls, entrances, and screening.

To Deny:

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

- The plan recommends office/residential land uses for the site.

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 Zoning Committee)

Motion:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused: