

**Petition 2020-072 by Michael Moulton**

**To Approve:**

This petition is found to be **inconsistent** with the *Bryant Park Land Use & Streetscape Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends a mix of office, retail, and industrial uses.

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 Bryant Park Land Use & Streetscape Plan supports retail use on the site.
- While the land use plan doesn't account for residential use on the site, recent developments, including the approved rezoning 2017-080, have brought residential uses closer to the site.
- The proposed retail at the site would support the growing number of residential units that have been developed in the vicinity of the site in recent years.
- The petitioner is proposing to preserve the form of the existing structure, which was built in 1954.

The approval of this petition will revise the adopted future land use as specified by the *Bryant Park Land Use & Streetscape Plan*, from a mix of office, retail, and industrial uses to a mix of residential, office, and retail for the site.

**To Deny:**

This petition is found to be **inconsistent** with the *Bryant Park Land Use & Streetscape Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends a mix of office, retail, and industrial uses.

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:**  
**2<sup>ND</sup>:**

**Vote:**  
**Dissenting:**  
**Recused:**