

Petition 2020-052 by Selwyn Property Group, Inc

To Approve:

The petition is found to be **consistent** with the *East Boulevard Pedscape Plan* recommendation for proposed uses, but **inconsistent** with recommended height and proposed office uses, based on information from the staff analysis and the public hearing.

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 current entitlements under rezoning petition 1997-88 allow restaurant, retail and office uses.
- The design guidelines encourage utilization of architectural elements that are attractive, functional, and will help to achieve a cohesive composition on all elevations.
- Places focus on the street level and pedestrian enhancement through design features.
- Minimizes the presence of driveways and parking areas by limiting number of entrances to 2 and utilization of a parking structure.
- Encourages commercial revitalization by establishing a mixed use project on an infill lot.

The approval of this petition will revise the adopted future land use from multifamily/retail as specified in the *East Boulevard Pedscape Plan* to multifamily/office/retail.

To Deny:

The petition is found to be **consistent** with the *East Boulevard Pedscape Plan* recommendation for proposed uses, but **inconsistent** with recommended height and use, based on information from the staff analysis and the public hearing.

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 Zoning Committee)

Motion:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused: