

## Petition 2020-083 by Keith Corp 5<sup>th</sup> Street

### To Approve:

This petition is found to be **consistent** with the *Elizabeth Area Plan* for a majority of the site and **inconsistent** with the plan for the remainder of the parcel, based on the information from the staff analysis and the public hearing, and because:

- The *Elizabeth Area Plan* recommends office/residential for the majority of the site and institutional for the remainder of the parcel.

([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 request is currently developed with institutional, office, and residential uses.
- The request is generally consistent with the adopted plan.
- The proposed development is consistent with the mix of institutional, office, and residential developments in the surrounding area.
- The parcel is less than .25 mile of the Hawthorne/5th Stop on the LYNX Gold Line.
- The proposed uses and site design will provide the desired uses and form of development near the streetcar.
- The project commits to 8-foot sidewalks and 8-foot planting strips along abutting rights-of-way.

The approval of this petition will revise the adopted future land use as specified by the *Elizabeth Area Plan*, for a portion of the site from current recommended institutional to office/residential.

### To Deny:

This petition is found to be **consistent** with the *Elizabeth Area Plan* for a majority of the site and **inconsistent** with the plan for the remainder of the parcel, based on the information from the staff analysis and the public hearing, and because:

- The *Elizabeth Area Plan* recommends office/residential for the majority of the site and institutional for the remainder of the parcel.

([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: