

## Petition 2020-141 by Flagship Healthcare Properties, LLC

### To Approve:

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

- The *Elizabeth Area Plan* recommends office uses.

([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 proposed use is consistent with the surrounding uses in the immediate area.
- The petition commits to streetscape along Randolph Road, N. Colonial Avenue, and Vail Avenue.
- A portion of the site has frontage along a major thoroughfare.
- The development incorporates transportation improvements around the immediate street network.
- The proposal commits to creating well-articulated building facades by incorporating features including but not limited to building materials, architectural treatments, transparent glass in strategic locations.

### To Deny:

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

- The *Elizabeth Area Plan* recommends office uses.

([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 the Zoning Committee)

### Motion:

### Approve or Deny

### Maker:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: