

## Petition 2020-191 by Central Avenue Karyae LLC

### To Approve:

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

- The adopted plan recommends office/retail/multi-family residential uses greater than 12 units per acre with a pedestrian overlay.

([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 site is located on Central Avenue, which is a commercial corridor.
- The property is located within the heart of the Plaza Midwood business district where the *Plaza Central Pedscape Plan* identifies the preservation of the historic character as a priority.
- The proposal will preserve an existing building in the business district.
- The Gold Line streetcar is proposed to run along Central Avenue in front of this site, which will provide an alternative mode of transportation.

### To Deny:

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

- The adopted plan recommends office/retail/multi-family residential uses greater than 12 units per acre with a pedestrian overlay.

([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: