

Petition 2020-182 by Circle G LLC

To Approve:

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

- The plan recommends residential/office/retail 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 adopted plan supports the proposed mix of uses.
- The request is consistent with the mix of residential and non-residential uses in the area.
- Several parcels in the immediate area are zoned MUDD.
- The project commits to streetscape improvements along E. 5th Street and N. Torrence Street.
- The site is within walking distance (100 feet) of Independence Park.
- The site is within 0.25 mile of the Elizabeth and Hawthorne Stop on the Gold LYNX Streetcar Line.

To Deny:

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

- The plan recommends residential/office/retail 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:

2ND:

Vote:

Dissenting:

Recused: