

Petition 2021-004 by 1511 Central, LLC

To Approve:

This petition is found to be **consistent** with the *Plaza-Central Pedscape Plan* (2003) with respect to proposed land use, based upon the information from the staff analysis and the public hearing, and because:

- The petition is consistent with the Plan's recommendation for Multi-Family over 12 dwelling units per acre (DUA)/Office/Retail uses for the site

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 request's maximum height request is reasonable considering the site's proximity to single family homes.
- The request is contextually appropriate considering the site's location along Plaza Midwood's Central Avenue corridor.
- The proposal preserves an existing building with frontage along Central Avenue which also maintains the dominant streetscape pattern.
- The request achieves the Plaza-Central Pedscape Plan's vision through preserving historic retail space and building forms.

To Deny:

This petition is found to be **consistent** with the *Plaza-Central Pedscape Plan* (2003) with respect to proposed land use, based upon the information from the staff analysis and the public hearing, and because:

- The petition is consistent with the *Plaza-Central Pedscape Plan's* (2003) recommendation for Multi-Family over 12 dwelling units per acre (DUA)/Office/Retail uses for the site

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: