

Petition 2021-044 by Tribek Properties

To Approve:

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

- The plan recommends Residential/Office/Retail land 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 mixed-use plan supports the adopted plan's vision to become a pedestrian oriented gathering place where people live, work, play and shop.
- The adopted plan states that as redevelopment occurs, this area should move toward intense mixed-use pedestrian friendly development, with buildings along the street edge.
- The midtown area is shifting towards developing new buildings with greater height through other recently approved rezonings in the area.
- The rezoning plan enhances the pedestrian environment by providing a pedestrian hybrid beacon on E 3rd street between Charlottetown Ave and South Kings Drive along with a 16' wide pedestrian amenity zone along Kings Drive. These improvements help to promote a walkable development.
- The rezoning plan also commits to a large open space area with pedestrian connections from the sidewalk on E. 3rd Street to the sidewalk along the site's frontage on the third-fourth connector street.

To Deny:

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

- The plan recommends Residential/Office/Retail land 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: