

## Petition 2019-097 by Ardent Acquisitions LLC

### To Approve:

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

- The plan recommends office, industrial-warehouse distribution for this site.

However, 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 subject site is within ½-mile walk of the Scalleybark Transit Station on the LYNX Blue Line.
- Since the adoption of the plan, TOD development has advanced in the direction of this parcel significantly.
- Use of conventional TOD-TR (transit oriented development-neighborhood center) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

The approval of this petition will revise the adopted future land use as specified by the *Scalleybark Station Area Plan*, from office/industrial/warehouse-distribution to transit oriented development for the site.

### To Deny:

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

- The plan recommends office, industrial-warehouse distribution for this site.

Therefore, 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:**