

## Petition 2021-121 by Anthony Fox

### To Approve:

This petition is found to be **inconsistent** with the *University City Area Plan – Blue Line Extension* (2015) recommendation of Office/Retail use based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office/retail uses.

However, 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 less than a ½ mile walking distance from the McCullough transit station, which will provide appropriate transportation service for the project.
- While the land use is consistent with the use designated in the area plan, the petition overall supports the area plan's goal of accommodating higher intensity uses that support the various transportation systems throughout the corridor.
- As written, TOD-CC may be applied to parcels within a 1/2-mile walking distance of an existing rapid transit station.
- Use of conventional TOD zoning districts applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.

The approval of this petition will revise the adopted future land use as specified by the *University City Area Plan – Blue Line Extension* (2015), from Office/Retail to Transit Oriented Development for the site.

### To Deny:

This petition is found to be **inconsistent** with the *University City Area Plan – Blue Line Extension* (2015) recommendation of Office/Retail use based on the information from the staff analysis and the public hearing, and because:

- The plan recommends 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:**

**2<sup>ND</sup>:**

**Vote:**

**Dissenting:**

**Recused:**