

Petition 2021-152 by Ryan Montgomery/RI Charlotte Property, L.P.

To Approve:

This petition is found to be **inconsistent** with the *University City Area – Blue Line Extension Plan* based on the information from the staff analysis and the public hearing, and because:

- The adopted plan recommends office/retail as amended by rezoning petition 2017-196.

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 petition is generally consistent with the existing development pattern in the area.
- While proposed residential uses are inconsistent with the area plan's recommendation, the petition's reuse of existing structures ensures consistency with the current context.
- The site is less than a ½ mile from the McCullough transit station, which will provide appropriate transportation service for residential development.

The approval of this petition will revise the adopted future land use as specified by the *University City Area - Blue Line Extension Plan* from office/retail uses to residential/office/retail uses for the site.

To Deny:

This petition is found to be **inconsistent** with the *University City Area – Blue Line Extension Plan* based on the information from the staff analysis and the public hearing, and because:

- The adopted plan recommends office/retail as amended by rezoning petition 2017-196.

Therefore, 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: