

## Petition 2017-121

### To Approve as recommended by the Zoning Committee:

- The City Council finds this petition to be **consistent** with the *Blue Line Extension Transit Station Area Plan* recommendation, based on information from the staff analysis and the public hearing, and because:
  - The *Blue Line Extension Transit Station Area Plan* recommends transit oriented development for the site; and
  - The subject site is within a ½-mile walk of the Sugar Creek Transit Station on the LYNX Blue Line Extension.
- 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 rezoning allows redevelopment of a site zoned for industrial use to be developed with transit supportive uses; and
  - The proposal allows for all uses in the TOD-M (transit oriented development – mixed-use) district, which include office, residential, retail, and civic; and
  - The network of public and private streets and commitments for the Cross Charlotte Trail will improve both the pedestrian and vehicular travel patterns; and
  - Design standards beyond the ordinance requirements will enhance the quality of the built environment at a transit station.

### To Deny:

- The City Council finds the petition to be **consistent** with the *Blue Line Extension Transit Station Area Plan* recommendation, based on information from the staff analysis and the public hearing, and because:
  - The *Blue Line Extension Transit Station Area Plan* recommends transit oriented development for the site; and
  - The subject site is within a ½-mile walk of the Sugar Creek Transit Station on the LYNX Blue Line Extension; and
- 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 City Council). Some examples are:
    - The proposed use seeks to over intensify or over build the site
    - The site plan as currently configured has outstanding site plan issues that have not been resolved
    - The traffic impacts are too severe on existing development to justify approval
    - The plan is outdated and more suitable uses are available for this area now.