

Petition 2017-163 Miller Development Company

To Approve:

([I move that the](#)) Zoning Committee finds the petition to be **consistent** with the *Blue Line Extension Transit Station Plan*, based on information from the staff analysis and the public hearing, and because;

- The plan recommends transit oriented development.

([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 site is located within the ¼ mile walking distance of the 36th Street Transit Station Area and is currently developed with an eating/drinking/ entertainment establishment; and
- The request proposes to reuse the existing building located on the site, which is consistent with the policy to preserve the historic structures and character of the Highland Mill and Mecklenburg Villages, noted in the adopted *Blue Line Extension Transit Station Plan*; and
- The request meets the area plan's goal for active ground floor non-residential uses along North Davidson Street (from E. 36th Street to E. 33rd Street) by creating an open market area along this main corridor in the transit station area and maintaining the existing nonresidential structure for uses permitted in the TOD-M zoning district.

Consistency:

Maker:

2ND:

Approve or Deny

Vote:

Dissenting:

Recused:

Recommendation:

Maker:

2ND:

Approve or Deny

Vote:

Dissenting:

Recused:

To Deny:

([I move that the](#)) Zoning Committee finds the petition to be **consistent** with the *Blue Line Extension Transit Station Plan*, based on information from the staff analysis and the public hearing, and because;

- The plan recommends transit oriented development.

([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)