

Petition 2018-009 by Andrew J. Kalinoski

To Approve:

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

- The area plan recommends a mix of office, retail and residential land uses.

(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 overlay will accommodate the continued existence and some expansion of businesses located on the subject sites; and
- In addition, the overlay district will allow reuse and redevelopment of the subject properties, and most of the uses in the base zoning districts will be permitted; and
- While the application of TS (transit supportive overlay) will make only minimal changes to the uses that will be allowed on these sites, TS will change the form of new development; and
- The TS district will ensure that future development is designed to be more transit supportive, by applying pedestrian oriented site design standards to the underlying business and industrial zoning districts; and
- This will allow the gradual transition of the area to an urban transit supportive district, which is appropriate for an area located close to a rapid transit station.

To Deny:

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

- The area plan recommends a mix of office, retail and residential land 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 by: Friday, Spencer, Majeed, McClung, Nelson, McMillian, or Sullivan

Motion to: Approve, Deny, Defer to _____.

Choose one: as it appears before us.
as presented by _____
as modified as follows: _____

And the adoption of the consistency statement

Choose one: as it appears before us.
as presented by _____
as modified as follows: _____

Second by: Friday, Spencer, Majeed, McClung, Nelson, McMillian, or Sullivan

Vote: _____ Recused: _____ Absent: _____