

Petition 2018-098 by Cygnus Construction

To Approve:

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

- The plan recommends a mix of transit-supportive land uses (residential, retail, civic, and office) within the Parkwood transit station area.

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 ¼ mile of the Parkwood Blue Line Station; and
- The small parcel is located along a thoroughfare, and is not adjacent to single family residential use and/or zoning; and
- The proposed rezoning is consistent with the plan recommendation for transit supportive uses; and
- Use of conventional TOD-M (transit oriented development – mixed-use) zoning applies standards and regulations consistent with the form and intensity of transit supportive development; and
- TOD (transit oriented development) standards, including requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening, will ensure the scale and massing of new development is sensitive to the Belmont and Optimist Park neighborhoods.

To Deny:

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

- The plan recommends a mix of transit-supportive land uses (residential, retail, civic, and office) within the Parkwood transit station area.

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 Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: