

Petition 2018-143 by LIV Development

To Approve:

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

- The adopted area 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 within a ¼ mile of the Tom Hunter Transit Station, and the proposed 250 multi-family dwelling units add to the mix of transit supportive land uses within the transit station area.
- The scale and massing of the development is consistent with the desired streetscape in proximity to transit.
- The proposed development provides new streets that extend Orchard Trace Lane across N. Tryon Street into the site, and a southern connection off this extension toward Gloryland Avenue, and as a result will increase area connectivity.
- Building setback of 24 feet from existing back of curb along N. Tryon Street is consistent with the street cross-section set forth in the adopted *Blue Line Extension Transit Station Area Plan*.
- The building height of five stories, in excess of 50 feet, will read as four stories from N. Tryon Street, reducing its visual impact.

To Deny:

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

- The adopted area 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)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: