

Petition 2019-015 by Greg Godley, Sugar Creek Ventures

To Approve:

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

- The plan recommends Transit Supportive Land Uses for the site.

([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 subject site is within a ½-mile walk of the Sugar Creek transit station.
- The proposed transit oriented development zoning is more consistent with the vision for the area than the current industrial zoning.
- The area plan recommends a 50-foot height limit for the site. The site is not adjacent to any single family uses or commercial buildings of historic significance that would be impacted by greater height.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

To Deny:

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

- The plan recommends Transit Supportive Land Uses for the site.

([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: