

Petition 2018-151 by EBA Crystal Real Estate, LLC

To Approve:

This 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 plan recommends residential/office/retail 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 petition is proposing to convert an existing, auto-oriented retail center into a mixed-use pedestrian oriented center.
- The proposed development would provide the range of uses and density desired in this area of University City and within close proximity to the JW Clay Blvd. Station.
- The proposed development will better activate the area along the lakefront with pedestrian connections, and plaza/public open space amenities.
- The proposed project will help facilitate the continued transition of the University City area to a more urban, walkable community.

To Deny:

This 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 plan recommends residential/office/retail 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: