

## Petition 2019-042 by Sanctuary Development, LLC

### 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.

([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 area plan recommends Transit Oriented Development for the parcels to the west of Rocky River Road.
- The plan recommends Residential/Office use for the parcels to the east of Rocky River Road.
- As written, TOD-CC is applicable at any site less than a ½ mile of a transit station. The site is within a ½ walk of the Sugar Creek Transit Station.
- The easternmost parcel is adjacent to single family zoning and therefore is appropriate to utilize the TOD-TR district.
- Use of conventional TOD zoning districts applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.

### 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.

([However, we find](#)) this petition is not 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:

### 2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: