



Zoning Committee

REQUEST

Current Zoning: B-2(CD) (general business, conditional)
Proposed Zoning: TOD-CC (transit oriented development - community center) and TOD- TR (transit oriented development, transit transition)

LOCATION

Approximately 12.52 acres located on the southeast side of the intersection of North Tryon Street and University City Boulevard

(Council District 4 - Phipps)

PETITIONER

Sanctuary Development, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

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 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.

Motion/Second: McClung / Wiggins

Yeas: Spencer, Gussman, McClung, Ham, Wiggins, Nwasike, and Watkins

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

Lisa Arnold (704) 336-5967