

## Petition 2019-050 by Land Growth, LLC

### To Approve:

This petition is found to be **inconsistent** with the *Independence Blvd Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends transit oriented development – employment.

However, 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 TOD development based on the former proposed alignment for the Lynx Silver Line. The transit alignment was revised and is now proposed for the Monroe Road corridor for this section of the transit line.
- The area plan recommends retail, office and industrial/warehouse/ distribution uses along the Independence Boulevard corridor outside of TOD areas.
- The site is located along a major highway and commercial corridor. The proposed zoning would allow uses consistent with the existing uses and zoning in this area along Independence Boulevard.

The approval of this petition will revise the adopted future land use as specified by the *Independence Blvd Area Plan*, from transit oriented development – employment use to retail use for the site.

### To Deny:

This petition is found to be **inconsistent** with the *Independence Blvd Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends transit oriented development – employment.

Therefore, 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:

2<sup>ND</sup>:

#### Vote:

#### Dissenting:

#### Recused: