

## Petition 2019-081 by Tyvola Station Partners, LLC

### To Approve:

This petition is found to be **consistent** with the overall vision of the *Tyvola & Archdale Station Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The adopted plan recommends transit oriented development.

([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:

- (To be explained by the Zoning Committee).

### To Deny:

This petition is found to be **consistent** with the overall vision of the *Tyvola & Archdale Station Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The adopted plan recommends transit oriented development.

([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:

- This site is within a ¼-mile walk of Tyvola Station on the LYNX Blue Line and generally consistent with the long-term vision of the plan to provide a mix of transit supportive uses within walking distance of the transit station.
- The proposal allows the site previously used for an automotive dealership to be redeveloped with a transit supportive project.
- The proposed TOD-CC zoning applies commitments to create the desired form and intensity of transit supportive development including architectural building design standards, and open space amenities.
- However, use of TOD-TR is not appropriate at the intersection location proposed. TOD-TR zoning is intended to provide a transition from higher intensity TOD districts to adjacent existing neighborhoods or allow for rehabilitation of buildings to preserve existing character. The portion proposed for TOD-TR is currently a parking lot and small retail building. Use of TOD-TR does not meet the intent and goals of the transit station area plan and new TOD standards. Therefore, TOD-CC zoning should be applied to the entire site.

### Motion:

### Approve or Deny

### Maker:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: