

## Petition 2019-162 by Harbor Baptist Church

### To Approve:

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

- The plan recommends office/retail uses for the site.

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 request for a transit-oriented zoning district at this site is supported by the policies of the Blue Line Extension Plan (2013) as it is within a ½ mile walking distance to the Old Concord Road station.
- The area plan states that existing employment based, non-residential areas between Orr and Old Concord roads are expected to remain. Approval of this petition would allow for this existing non-residential use to remain.
- TOD-TR is intended to accommodate and encourage transit oriented and transit supportive development in transit station areas where there is not a current market demand for more intense development.
- Use of conventional TOD zoning districts apply standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.

The approval of this petition will revise the adopted future land use as specified by the *Old Concord Transit Station Area Plan* from office/retail to transit-oriented development for the site.

### To Deny:

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

- The plan recommends office/retail uses for the site.

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: