

## Petition 2019-111 by Hive Fitness, LLC

### To Approve:

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

- The plan recommends office/industrial warehouse-distribution.

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 site is just under a ½ mile walk to Scaleybark Station on the LYNX Blue Line.
- The property directly across Old Pineville Road is zoned TOD-TR.
- Use of conventional TOD-TR (transit transition) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

The approval of this petition will revise the adopted future land use as specified by the *Scaleybark Station Area Plan*, from office/industrial warehouse-distribution to transit oriented development-mixed for the site.

### To Deny:

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

- The plan recommends office/industrial warehouse-distribution.

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 Zoning Committee)

**Motion:**  
**Approve or Deny**  
**Maker:**  
**2<sup>ND</sup>:**

**Vote:**  
**Dissenting:**  
**Recused:**