

Petition 2021-053 by Catalyst Capital Partners, LLC

To Approve:

This petition is found to be consistent with the *University City Area Plan* (2010) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential, office, and retail uses.

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:

- The site is less than a ½ mile walking distance from the McCullough transit station, which will provide appropriate transportation service for residential development.
- The proposed rezoning for transit-oriented development, is consistent with the mixed-use land use recommendation for this site.
- As written, TOD-NC may be applied to parcels within a 1-mile walking distance of an existing rapid transit station.
- 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.

To Deny:

This petition is found to be consistent with the *University City Area Plan* (2010) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential, office, and retail uses.

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:

- (To be explained by the Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: