

## Petition 2021-054 by Space Craft, LLC`

### To Approve:

This petition is found to be **consistent** with the *Parkwood Transit Station Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends transit-oriented development – mixed uses for the site.

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 requested zoning designation (TOD-UC) is appropriate in that the site is less than a .25-mile walk to the Parkwood Transit Station.
- The requested district is contextually appropriate with existing zoning districts NE of Parkwood Avenue.
- The context and location of the site ensure that existing Belmont and Optimist Park neighborhoods remain protected.
- The request is consistent with the Plan's land use recommendation promoting a mix of transit-supportive land uses (residential, retail, civic, and office) from Parkwood Avenue to East 24th Street.

### To Deny:

This petition is found to be **consistent** with the *Parkwood Transit Station Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends transit-oriented development – mixed uses for the site.

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:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: