

Petition 2021-074 by Ardent Acquisitions LLC

To Approve:

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

- The Plan recommends office/retail use.

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 over a ½ mile walk Archdale Station and approximately ¾ miles walk to the Arrowood Station on the LYNX Blue Line.
- The property directly north of the site is zoned TOD-CC (transit oriented development – commercial center).
- Use of conventional TOD-NC 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 *Tyvola & Archdale Transit Station Area Plan*, from office/retail use to transit oriented development use for the site.

To Deny:

This petition is found to be **inconsistent** with the *Tyvola & Archdale Transit Station Area Plan* and the public hearing, and because:

- The Plan recommends office/retail use.

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:

2ND:

Vote:

Dissenting:

Recused: