

## Petition 2021-137 by Miles Vaughn, Housing and Neighborhood Services

### To Approve:

This petition is found to be **inconsistent** with the *Blue Line Extension/University City Area Plan* (2015) with respect to proposed land use, 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 petition is consistent with plan guidance in that the requested district would allow for any mixture of uses permitted in the TOD-NC district.
- The petition's request for a TOD-NC district supports the plan's land use goal that seeks to "Accommodate higher intensity uses that support the various transportation systems throughout the Corridor, while protecting the fabric of residential neighborhoods."
- The request is reasonable as the location meets the TOD Ordinance's locational criteria of being no more than 1 mile to a transit station.

The approval of this petition will revise the adopted future land use as specified by the Blue Line Extension/University City Area Plan, from office/retail to transit-supportive uses for the site.

### To Deny:

This petition is found to be **inconsistent** with the *Blue Line Extension/University City Area Plan* (2015) with respect to proposed land use, 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:**