

Petition 2018-059 by Boulevard Real Estate Advisors, LLC

To Approve:

A portion of this petition is found to be **consistent** with the with the land use recommendation of the *South End Transit Station Area Plan* and a portion of the site is **inconsistent** with the *Central District Plan* because:

- The plan recommends transit supportive uses for the front portion of the subject site and surrounding properties along South Mint Street.
- The plan recommends industrial uses for the rear portion of 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 subject site is within a 1/2 mile walk of the Carson Street Transit Station on the LYNX Blue Line; and
- The proposal allows a site previously used for warehouse and office to convert to transit supportive land uses; and
- Use of conventional TOD-M (transit oriented development – mixed-use) zoning applies standards and regulations consistent with the form and intensity of transit supportive development; and
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

To Deny:

A portion of this petition is found to be **consistent** with the with the land use recommendation of the *South End Transit Station Area Plan* and a portion of the site is inconsistent with the *Central District Plan* because:

- The plan recommends transit supportive uses for the front portion of the subject site and surrounding properties along South Mint Street.
- The plan recommends industrial uses for the rear portion of 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:
2ND:

Vote:
Dissenting:
Recused: