

Petition 2019-165 by Wood Partners

To Approve:

This petition is found to be **consistent** for a portion of the site and **inconsistent** for the other portion of the site with the *Bryant Park Land Use and Streetscape Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends mixed-use residential/office/retail land use for most of the site; and
- The plan recommends single family up to 22 dwelling units per acre for a portion of 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 proposed rezoning for transit oriented development, is consistent with the mixed-use land use recommendation for a large portion of this site.
- The site is within a ¼ mile of two proposed transit stations on the CATS Silver Line.
- Use of conventional TOD-CC (transit oriented development – community center) 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 for a portion of the property as specified by the *Bryant Park Land Use and Streetscape Plan*, from the residential recommendation mixed-use residential/office/retail development land use for the site.

To Deny:

This petition is found to be **consistent** for a portion of the site and **inconsistent** for the other portion of the site with the *Bryant Park Land Use and Streetscape Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends mixed-use residential/office/retail land use for most of the site; and
- The plan recommends single family up to 22 dwelling units per acre for a portion of 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:

2ND:

Vote:

Dissenting:

Recused: