

Petition 2018-089 by Andres Mera-Borja

To Approve:

The petition is found to be **consistent** with the *BLE Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends transit oriented uses.

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 site is within between ¼ and ½ mile walk distance from the Parkwood Transit Station on the LYNX Blue Line Extension, which supports a change from industrial to mixed use zoning; and
- The site is developed with a single family residential dwelling, and is adjacent to industrial uses bounded by N. Davidson Street, Belmont Avenue, and E. 15th Street, which are expected to transition to transit supportive development over time; and
- The petition redevelops an infill site, thereby minimizing further environmental impacts while accommodating growth; and
- The residential, office and business uses permitted in the UR-C (urban residential, commercial) district are consistent with the uses allowed in the TOD (transit oriented development) district.

To Deny:

The petition is found to be **consistent** with the *BLE Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends transit oriented uses.

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 Zoning Committee)

Motion:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused: