Petition 2021-139 by Boulevard at 1800 Central, LLC

To Approve:

This petition is found to be **consistent** with the *Plaza-Central Pedscape Plan* (2003) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office, retail, and multi-family uses up to 12 dwelling units per acre on this 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 site is within a ½-mile walk of the proposed Pecan Station along the Silver Line and will be directly along the proposed future Gold Line route on Central Avenue.
- The TOD-NC district may be applied to parcels within a 1-mile walking distance of an existing rapid transit station or within a 1-mile walking distance of an adopted Metropolitan Transit Commission (MTC) alignment station location.
- The TOD-NC zoning district maintains the high level of design standards associated with the TOD-UC zoning district, but TOD-NC is more appropriate for this site due to its surrounding context of more moderately intense uses.
- The 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 standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

To Deny:

This petition is found to be **consistent** with the *Plaza-Central Pedscape Plan* (2003) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office, retail, and multi-family uses up to 12 dwelling units per acre on this 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: