

Petition 2021-271 by 300 East 36 Development Holdings, LLC

To Approve:

This petition is found to be **inconsistent and consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The policy map recommends Innovation Mixed-Use for the site which includes uses that are incompatible with the requested zoning district such as light manufacturing and warehousing; and
- The Innovation Mixed-Use place type supports a number of mixed uses that are allowed in the TOD-UC zoning district.

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 site is within a ½-mile walk of the 36th Street Station.
 - The TOD-UC district may be applied to parcels within a ½-mile walking distance of an existing rapid transit station, or within ½-mile walking distance of an adopted Metropolitan Transit Commission (MTC) alignment station location.
 - The site is located directly adjacent to a number of parcels with a TOD designation and is located directly along the LYNX Blue Line.
- This rezoning would allow for the site to be redeveloped to transit supportive uses.

The approval of this petition will revise the Place Type as specified by the *2040 Policy Map* (2022) from Innovation Mixed Use to Community Activity Center.

To Deny:

This petition is found to be **inconsistent and consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The policy map recommends Innovation Mixed-Use for the site which includes uses that are incompatible with the requested zoning district such as light manufacturing and warehousing; and
- The Innovation Mixed-Use place type supports a number of mixed uses that are allowed in the TOD-UC zoning district.

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: