

## Petition 2019-073 by Ravin Partners

### To Approve:

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

- The map recommends Neighborhood 2 for 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 site is located within a 1-mile walk of the East/West Station.
- 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.
- Development under the existing zoning district would be incompatible with the surrounding land uses and development trends in the area. This rezoning allows the site to be redeveloped with transit-supportive uses.
- The site is adjacent to other parcels zoned TOD-NC and is in an area that is rapidly densifying with mixed uses supported by the area's pedestrian and transit infrastructure.
- 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.
- This petition could facilitate Goals #1 10-Minute Neighborhoods, #4 Trail & Transit Oriented Development, #5 Safe & Equitable Mobility, and #6 Healthy, Safe, & Active Communities of the *2040 Comprehensive Plan*.

The approval of this petition will revise the recommended place type as specified by the 2040 Policy Map (2022), from Neighborhood 2 to Neighborhood Center for the site.

### To Deny:

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

- The map recommends Neighborhood 2 for 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:

- (To be explained by the Zoning Committee)

**Motion:**

**Approve or Deny**

**Maker:**

**2<sup>ND</sup>:**

**Vote:**

**Dissenting:**

**Recused:**