

## Petition 2018-010 by Harrison Tucker & John Perovich

### To Approve:

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

- The plan recommends transit oriented development.

([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 subject site is within ¼ -mile walk of the Parkwood Street Station on the LYNX Blue Line; and
- The proposed transit oriented development zoning is more consistent with the vision for the area than the current industrial zoning; and
- Use of conventional TOD-M (transit oriented development – mixed-use) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary; and
- TOD (transit oriented development) 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 *Parkwood Transit Station Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends transit oriented development.

([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 by: Friday, Spencer, Majeed, McClung, Nelson, McMillian, or Sullivan

Motion to: Approve, Deny, Defer to \_\_\_\_\_.

Choose one: as it appears before us.  
as presented by \_\_\_\_\_  
as modified as follows: \_\_\_\_\_

And the adoption of the consistency statement

Choose one: as it appears before us.  
as presented by \_\_\_\_\_  
as modified as follows: \_\_\_\_\_

Second by: Friday, Spencer, Majeed, McClung, Nelson, McMillian, or Sullivan

Vote: \_\_\_\_\_ Recused: \_\_\_\_\_ Absent: \_\_\_\_\_