

Petition 2018-079 by Three Pillars Capital, LLC

To Approve:

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

- The plan recommends transit oriented development – mixed use 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:

- The site is within a ¼ mile walk distance from the Parkwood Transit Station, and is included in a larger area envisioned to be redeveloped with transit supportive development; and
- The proposed transit oriented development zoning is more consistent with the vision for the area than the current industrial zoning; and
- The new development will contribute toward the goal of providing a compatible mix of transit supportive uses within the transit station area; and
- The project will enhance the pedestrian environment along the public street frontages by installing new sidewalks and planting strips along public street frontages, and providing building entrances that connect directly to the public sidewalks; and
- This proposed request provides an opportunity for a non-residential use near several new and proposed multi-family residences; and
- Building height limited to 40 feet is consistent with and sensitive to the surrounding neighborhoods.

To Deny:

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

- The plan recommends transit oriented development – mixed use for the 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: