

Petition 2018-085 The Spectrum Companies

To Approve:

This petition is found to be **consistent** with the with the land use recommendation of the *South End Vision Plan* because:

- The plan recommends transit supportive 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 a ¼ mile walk of the Carson Boulevard Transit Station on the LYNX Blue Line, which allows underutilized sites to convert to intensities appropriate for transit supportive development; and
- The petition will include a mixture of uses, a minimum of at least two land uses permitted by ordinance standards, which is consistent with the *South End Vision Plan* recommendation to expand the mix of uses in the district; and
- The 250-foot building height optional request in Development Area A is 130 feet greater than what is allowed by ordinance standards. However, the site is separated from single family neighborhoods by some distance and will not have a negative impact on established neighborhoods. Furthermore, the site is located within a ½ mile walk of Uptown; and
- The petition includes a central plaza which will be accessible from Carson Boulevard; ground floor active uses on all public streets; and sidewalk/streetscape improvements on all streets. Together, these improvements will significantly enhance the pedestrian environment for the subject site; and
- The proposed development is providing design standards and regulations consistent with the new TOD language under development.

To Deny:

This petition is found to be **consistent** with the with the land use recommendation of the *South End Vision Plan* because:

- The plan recommends transit supportive 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:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused: