

**Petition 2018-131 by HCBV, LLC**

**To Approve:**

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

- Both plans recommend transit supportive development for the subject site and nearby properties fronting on South Mint Street.

([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 ½-mile walk of the Bland Street Station on the LYNX Blue Line; and
- The proposal allows a site previously used for industrial/office to convert to transit supportive land uses; 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 *South End Transit Station Area Plan* and *South End Vision Plan* based on the information from the staff analysis and the public hearing, and because:

- Both plans recommend transit supportive development for the subject site and nearby properties fronting on South Mint Street.

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

**Vote:**  
**Dissenting:**  
**Recused:**