

Petition 2018-149 by West End Investments, LLC, et al

To Approve:

The petition is found to be **consistent** with the *West End Land Use and Pedscape Plan* for a portion of the site and **inconsistent** with the adopted plan for the remainder of the site, based on information from the staff analysis and the public hearing, and because:

- The plan recommends mixed use for a portion of the site, and single family residential up to eight dwelling units per acre for the remaining portion of 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 proposed development is consistent with the mixed-use recommendation for a portion of the site.
- The portion of the site that is inconsistent with the single-family land use recommendation is proposed to be used for future development expansion.
- The site is located along the Lynx Gold Line, which is currently under construction.
- The proposal supports the Plan's vision for this area as an urban/cultural/arts district with a mix of higher intensity uses.
- The proposal will rezone all the properties under one consistent zoning district that supports a mix of higher intensity uses.
- The proposed development supports pedestrian access and circulation via design guidelines that will provide a network linking buildings, parking areas and areas of interest, along with abutting rights-of-way and multi-use pedestrian path. Pedestrian scale lighting, plazas, and open space areas will enhance this experience.

The approval of this petition will revise the adopted future land use for a portion of the subject property as specified by the *Central District Plan*, from single family residential up to eight dwelling units per acre to mixed retail/office/residential use for the site.

To Deny:

The petition is found to be **consistent** with the *West End Land Use and Pedscape Plan* for a portion of the site and **inconsistent** with the adopted plan for the remainder of the site, based on information from the staff analysis and the public hearing, and because:

- The plan recommends mixed use for a portion of the site, and single family residential up to eight dwelling units per acre for the remaining portion of the site.

Therefore, 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: