

Petition 2018-166 by Camden Development, Inc.

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 adopted area 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 1/4-mile walk of the 25th Street transit station.
- The proposed transit oriented development zoning is more consistent with the vision for the area than the current general industrial zoning.
- Use of conventional TOD-M (transit oriented development – mixed-use) zoning applies standards and regulations consistent with the form and intensity of transit supportive development.
- If approved, the requested TOD-M zoning will translate to the new TOD-CC zoning district after the new districts are approved by City Council. The TOD-CC zoning district includes enhanced standards for the desired transit oriented development.

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 adopted area 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:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: