

## Petition 2018-148 by Beacon Partners

### To Approve:

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

- Both plans recommend a mixed-use transit supportive uses and design guidelines for the subject 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 subject site is within a ¼ mile walk of the East/West Transit Station on the LYNX Blue Line.
- The proposal allows underutilized sites to convert to intensities appropriate for transit supportive development.
- The 160-foot building height optional request in Development Area B is 40 feet greater than what is allowed by ordinance standards. The requested building height is attenuated by stepping the building down in Development Area A which is closest to the single family neighborhood across South Tryon Street.
- The site is providing a mixture of uses, providing ground floor activation, and screening parking structures at the ground level.
- The petition includes a central plaza which will be accessible from East 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.

### To Deny:

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

- Both plans recommend a mixed-use transit supportive uses and design guidelines for the subject 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:**

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

**Vote:**

**Dissenting:**

**Recused:**