

Petition 2019-067 by J D Brooks

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:

- The plans recommend 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 0.25-mile walk of the East / West Boulevard Station on the LYNX Blue Line.
- The proposal permits a site previously used for commercial uses to convert to transit supportive land uses.
- Use of conventional TOD-UC (transit oriented development – urban center) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- 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 the *South End Vision Plan* based on the information from the staff analysis and the public hearing, and because:

- The plans recommend 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: