

Petition 2019-110 by Jay Patel, Wintergreen Hospitality

To Approve:

This petition is found to be **consistent** with the *Plaza-Central Pedscape Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends residential/office/retail uses for the 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 request is consistent with the neighborhood character around the intersection of Central Avenue and Hawthorne Lane and would allow for a similar, complimentary mixture of land uses.
- As written, TOD-CC may be applied to parcels that are within a 1/4 mile walk of an adopted streetcar stop and have compatible adopted future land uses. The site's location within a 1/4 walk of the adopted LYNX Gold Line Sunnyside stop on Hawthorne Lane and mixed-use land use recommendation make it an appropriate location for the TOD-CC district.
- The rezoning would eliminate the conditional uses now attached to it though petition 2016-046, which commits the subject property to providing up to 124,800 SF of mini-warehouse uses. This petition would allow a richer mix of uses to help this property in keeping with the vision of the *Plaza-Central Pedscape Plan's* overall vision of "creating a vibrant, mixed use district..."

To Deny:

This petition is found to be **consistent** with the *Plaza-Central Pedscape Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends residential/office/retail uses for the 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:

2ND:

Vote:

Dissenting:

Recused: