

## Petition 2020-006 by 501 Associates, LLC c/o Erwin Capital

### To Approve:

The petition is found to be **consistent** with the *Midtown Morehead Cherry Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends residential/office/retail uses with a pedestrian overlay district.

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 proposed rezoning for transit-oriented development, is consistent with the mixed-use land use recommendation.
- The site is within a ¼ mile of the Carson LYNX Blue Line Station.
- 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:

The petition is found to be **consistent** with the *Midtown Morehead Cherry Plan*, based on information from the staff analysis and the public hearing, and because, and because:

- The plan recommends residential/office/retail uses with a pedestrian overlay district.

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 Zoning Committee)

**Motion:**  
**Approve or Deny**  
**Maker:**  
**2<sup>ND</sup>:**

**Vote:**  
**Dissenting:**  
**Recused:**