

Petition 2020-016 by Nolan Elenz

To Approve:

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

- The plan recommends transit oriented development-mixed.

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 Bland Street 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 *South End Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because, and because:

- The plan recommends transit oriented development-mixed.

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:
2ND:

Vote:
Dissenting:
Recused: