

Petition 2020-022 by Boulevard Real Estate Advisors

To Approve:

This petition is found to be **inconsistent** with the *Central District Plan* with respect to land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends industrial uses for the site

However, 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:

- While inconsistent with the plan's recommendation for industrial uses at the site, the plan acknowledges the likelihood of light rail development and resulting land use changes. The plan states "when a light rail system is built, adjacent land uses will be affected".
- The TOD-TR district is an appropriate transition from higher intensity TOD Districts to adjacent existing neighborhoods. As there is existing TOD-TR to the north and existing single family zoning to the south, TOD-TR is an appropriate district for this site.
- The request for TOD-TR at this site is appropriate as the site is greater than one-half mile but less than one mile walking distance to a transit stop.

The approval of this petition will revise the adopted future land use as specified by the Central District Plan, from industrial uses to transit-oriented development-mixed for the site.

To Deny:

This petition is found to be **inconsistent** with the *Central District Plan* with respect to land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends industrial uses for the site

Therefore, 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: