

Petition 2020-061 by White Point Paces Partners

To Approve:

This petition is found to be both **inconsistent** and **consistent** with the *Parkwood Transit Station Area Plan* with respect to land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends both office/retail/industrial and transit-oriented 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:

- As a portion of the site is currently zoned a legacy TOD district (TOD-M(O)), this rezoning will allow the whole site to obtain updated TOD zoning which will allow for a unified development with shared design standards.
- As written, the TOD-UC district may be applied to parcels within ½ mile of a transit station. The site is within a ½ walk of the Blue Line's 9th Street Transit Station.
- Use of conventional TOD zoning districts applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.

The approval of this petition will revise the adopted future land use as specified by the *Parkwood Transit Station Area Plan*, from office/ retail/industrial to transit oriented - mixed for the western portion of the site.

To Deny:

This petition is found to be both **inconsistent** and **consistent** with the *Parkwood Transit Station Area Plan* with respect to land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends both office/retail/industrial and transit-oriented 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: