Petition 2020-090 by Remount, LLC

To Approve:

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

- The plan calls for multifamily residential uses up to 22 units per acre.

([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:

- The subject site is approximately .35 mile walk of the proposed Remount Road Transit Station on the LYNX Silver Line.
- Use of conventional TOD-TR (transit oriented development-neighborhood 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.
- CATS staff is in the process of refining the LPA and will begin station area planning in 2021 which will include urban design, land use and infrastructure recommendations. CATS is supportive of zoning districts that allow transit-oriented development form and density within 1 mile of transit stations.

  The approval of this petition will revise the adopted future land use from multifamily residential uses up to 22 dwelling units per acre as specified in the *Central District Plan* to transit oriented development for the site.

To Deny:

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

- The plan calls for multifamily residential uses up to 22 units per acre.

([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:
2^(ND):

Vote:
Dissenting:
Recused: