

## Petition 2020-131 by John Nichols, The John Nichols Company

### To Approve:

The petition is found to be **consistent** with the *Plaza-Central Pedscape Plan*, based on information from the staff analysis and the public hearing, and because:

- The *Plaza-Central Pedscape Plan* recommends Office Mixed-Use (office/multi-family greater than 12 units per acre/limited retail).

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 request is within .08 mile of the adopted LYNX Gold Line Sunnyside stop on Hawthorne Lane.
- The TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- This petition would allow a richer mix of uses to help this property be in keeping with the vision of the *Plaza-Central Pedscape Plan's* overall vision of "creating a vibrant, mixed use district...".

### To Deny:

The petition is found to be **consistent** with the *Plaza-Central Pedscape Plan*, based on information from the staff analysis and the public hearing, and because:

- The *Plaza-Central Pedscape Plan* recommends Office Mixed-Use (office/multi-family greater than 12 units per acre/limited retail).

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:**