

## Petition 2021-022 by OMS Dilworth

### To Approve:

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

- The *South End Transit Station Area Plan* recommends retail land use, as amended by 2014-002.

(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 within 0.25 mile of the East/West Boulevard Station on the LYNX Blue Line.
- The proposal permits a site previously used for industrial uses to convert to transit supportive land uses.
- Use of conventional TOD-NC (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.

The approval of this petition will revise the adopted future land use as specified by the *South End Transit Station Area Plan*, from current recommended retail use to new recommended transit oriented development use for the site.

### To Deny:

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

- The *South End Transit Station Area Plan* recommends retail land use, as amended by 2014-002.

(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:

2<sup>ND</sup>:

#### Vote:

#### Dissenting:

#### Recused: