

Petition 2020-192 by White Point Partners

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 transit-oriented development.

(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 adopted plan recommends transit-oriented development for the entire rezoning site and the proposed conditions of the MUDD district incorporate TOD standards that would implement the goals of the plan.
- The TOD-UC standards will be applied to the rezoning site.
- The TOD-TR standards will be applied to the existing pharmacy with accessory drive through on a portion of the site. The accessory will be redesigned to be internal to the site.
- The subject site is within 200 feet of the East/West Light Rail Station.
- Use of TOD-UC zoning applies standards and regulations to create the desired form and intensity of transit supportive development.
- TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

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 transit-oriented development.

(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: