

## Petition 2021-038 by White Point Partners, LLC

### To Approve:

This petition is found to be **consistent** with the *25<sup>th</sup> Street Station Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends mixed transit-oriented development at the site.

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 meets the approval standards listed in Section 15.12.4 in the City's TOD Ordinance, including being a "creative approach to the use of land that results in more efficient development than might otherwise be accomplished under the strict application of this ordinance" as well as encouraging "...the redevelopment, restoration, and/or adaptive reuse of existing structures...".
- The request meets the requirement of utilization of the EX district in that the petition provides two required actions – one action from sustainability (commitment to adaptively reuse the building with the need for the EX provision) and one action from public benefit (commitment to provide enhanced bike parking and seating).
- TOD-UC is appropriate for this site as it is less than .5 miles from the 25th Street Station.

### To Deny:

This petition is found to be **consistent** with the *25<sup>th</sup> Street Station Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The *25th Street Station Plan* (2013) recommends mixed transit-oriented development at the site.

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<sup>ND</sup>:

#### Vote:

#### Dissenting:

#### Recused: