

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.
- A condition to add parking minimums in this area adjacent to an existing Historic District helps mitigate impacts on the existing neighborhood while still maintaining the parking maximums in the TOD ordinance.
- 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.

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:

2ND:

Vote:

Dissenting:

Recused: