

Petition 2026-002 by Zhi Zhang

To Approve:

This petition is found to be **consistent** with the goals and policies of the *South Inner Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition may facilitate the following priority goal of the area plan:
 - 4: Trail & Transit Oriented Development may be facilitated by establishing TOD zoning within $\frac{3}{4}$ mile of two LYNX Blue Line stations and allowing for a range of transit supportive uses in an activity center.
- The petition is in alignment with the *2040 Policy Map* recommendation for the Community Activity Center Place Type.

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 site is surrounded on three sides by properties zoned for transit-oriented development. This petition follows many other nearby petitions that rezoned properties from industrial zoning to transit-oriented zoning districts.
- The site is less than $\frac{3}{4}$ of a mile from two LYNX Blue Line Stations: Scaleybark and Woodlawn. TOD-NC zoning may be applied within a 1-mile walking distance of an existing rapid transit station.
The lower South End area has transitioned rapidly from automobile-oriented commercial and industrial uses to a mixed-use, walkable community. This petition would support the ongoing evolution of the neighborhood to a mixed-use activity center, supported by the LYNX Blue Line.

To Deny:

This petition is found to be **consistent** with the goals and policies of the *South Inner Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition may facilitate the following priority goals of the area plan:
 - 4: Trail & Transit Oriented Development may be facilitated by establishing TOD zoning within $\frac{3}{4}$ mile of two LYNX Blue Line stations and allowing for a range of transit supportive uses in an activity center.
- The petition is in alignment with the *2040 Policy Map* recommendation for the Community Activity Center Place Type.

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)