

owner's undesirable proposal of public storage if requested in the context of a development plan that would convert existing retail into TOC-related housing.

PLUC requested the property owner return to report on two items:

- Result of outreach to other property owners nearby re discussion of future land use plans (as a group) and the opportunity to support more community-serving retail and Transit-Oriented Community housing.
- Present assessment re developing existing retail shopping area into Transit-Oriented Communities residential density bonus program housing, as a good faith first step in engaging CD11 and NC resources in a zone change process.

FISCAL ANALYSIS:

N/A

ATTACHMENTS:

None.

MOTION:

Motion to deny support for the applicant's proposed redevelopment of retail into a 7-story public storage building, citing

1. The lack of community-serving benefit of public storage;
2. The property owner's lack of follow-up re a larger redevelopment plan exploring his unique opportunity to develop Transit-Oriented housing—either on his own, or in concert with neighboring property owners.

The Neighborhood Council remains a willing collaborator on a zone change process, should the property owner present a full parcel-development plan including residential development as well as the pending public storage project.

Motion to deny support passed with unanimous voice vote.

[end]