

Petition 2022-060 by Providence Group Capital

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Community Activity Center.

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 subject site is located directly adjacent to the LYNX Blue Line and is within a ½-mile walk of the Woodlawn Station.
- The TOD-CC zoning district may be applied to parcels within a ½-mile walking distance of an existing rapid transit station. The TOD-TR zoning district may be applied to parcels within a 1-mile walking distance of an existing rapid transit station.
- The rezoning of this parcel will allow the site to be redeveloped for transit-supportive uses.
- The site is directly adjacent to a number of parcels zoned TOD-CC and represents an ongoing shift in the area from auto-intensive and industrial uses to transit-oriented redevelopment along the Blue Line.
- The petition proposes the application of the more intense TOD-CC district for a majority of the site that is directly along the Blue Line. The less intense TOD-TR district will be applied to the portion of the site that is against an existing furniture business in ML-1 zoning, which will create a notable transition across the site that allows for the denser development to be oriented along the transit corridor.
- The use of conventional TOD zoning applies standards and regulations to create desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

To Deny:

This petition is found to be **consistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Community Activity Center.

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:

2ND:

Vote:

Dissenting:

Recused: