

Petition 2023-006 by Old Pineville Investments, LLC

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 map recommends Innovation Mixed Use (IMU) 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 proposed TOD-CC zoning allows transit supportive development within 1/3 of a mile walk from the Woodlawn Transit Station.
- The TOD-CC zoning district may be applied to parcels within a 1/2-mile walking distance of an existing rapid transit station.
- TOD-CC zoning supports uses, adaptive reuse and building forms compatible with the recommended IMU place type.
- The site is in an area, near a transit station, that is transitioning from industrial, and warehouse uses to adaptive reuse and transit supportive uses.
- There have been rezonings to TOD-CC zoning in the area and adjacent to the site to the north, west and southwest.
- 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 map recommends Innovation Mixed Use (IMU) 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)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: