

## Petition 2020-068 by Levine Properties, Inc.

### To Approve:

This petition is found to be is **consistent** with the *Park Woodlawn Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential/office/retail uses.

(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 within the Park Woodlawn Activity Center as identified by the *Centers, Corridors and Wedges Growth Framework (CCW)*.
- The *Park Woodlawn Area Plan* and CCW both recommend creating mixed use, urban, walkable development patterns within Activity Centers.
- The plan proposes a mixture of uses by maintaining the existing office building, redeveloping surface parking and developing a vacant portion of the site with residential, office, hotel and business uses.
- The proposal reduces surface parking lots and creates walkable and pedestrian friendly development with active ground floor uses, along the streets.
- The petition creates a denser development pattern to help establish the area as part of the core of the Activity Center, as recommended by the area plan.

### To Deny:

This petition is found to be **consistent** with the *Park Woodlawn Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential/office/retail uses.

(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:

### 2<sup>nd</sup>:

### Vote:

### Dissenting:

### Recused: