

Petition 2021-019 by Fifth Third Bank

To Approve:

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

- The adopted plan calls for transit-oriented development.

(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:

- (To be explained by the Zoning Committee)

To Deny:

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

- The adopted plan calls for transit-oriented development.

(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:

- This site is within a 1/2-mile walk of Woodlawn Station on the LYNX Blue Line and generally consistent with the long-term vision of the plan to provide a mix of transit supportive, non-auto oriented uses within walking distance of the transit station.
- The current TOD-CC zoning applies commitments to create the desired form and intensity of non-auto-oriented, transit supportive development including architectural building design standards, pedestrian infrastructure, and open space amenities.
- Application of TOD-TR is not appropriate at the location proposed. TOD-TR zoning is intended to provide a transition from higher intensity TOD districts to adjacent existing neighborhoods or allow for rehabilitation of buildings to preserve existing character.
- The rezoning site is surrounded by retail uses. Use of TOD-TR does not meet the intent and goals of the transit station area plan and new TOD standards.
- TOD-TR is intended in transitional areas where TOD development is not as intense or the market isn't fully developed for TOD yet. This rezoning is in a prime TOD-CC area in close proximity to the Woodlawn Station.

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: