

Petition 2021-188 by Dominion Realty Partners

To Approve:

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

- The plan recommends office and office/industrial-warehouse-distribution uses.

However, 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 petition provides housing opportunities within walking distance to places of employment, commercial uses.
- The site is located $\frac{3}{4}$ of a mile from the Woodlawn Transit station.
- The area around Scholtz Rd, Springbrook Rd, and Rountree Rd, between the site and the station, has recently seen zoning transitioning from industrial development to transit oriented development.
- The petition supports the emerging mix of uses in the area.
- The proposal provides connectivity between Tyvola Rd. and Old Pineville Rd. by connecting Seventy Center Drive to Rountree Rd.

The approval of this petition will revise the adopted future land use as specified by the *Woodlawn Transit Station Area Plan*, from office and office/industrial-warehouse-distribution use to residential less than or equal to 22 units per acre.

To Deny:

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

- The plan recommends office and office/industrial-warehouse-distribution uses.

Therefore, 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: