

## Petition 2021-236 by RJS Properties

### To Approve:

This petition is found to be **inconsistent** with the *Woodlawn Transit Station Area Plan* (2008) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office/industrial-warehouse-distribution uses on this site.

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 subject site 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, or within a ½-mile walking distance of an adopted Metropolitan Transit Commission (MTC) alignment station location.
- The subject site is directly adjacent to other parcels zoned TOD-CC and is an area that is steadily shifting away from industrial and auto-oriented uses to development that is more compatible with the intentions of the TOD zoning districts to encourage transit-supportive uses.
- The use of the conventional TOD-CC 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 approval of this petition will revise the adopted future land use as specified by the *Woodlawn Transit Station Area Plan* (2008) from office/industrial-warehouse-distribution uses to transit oriented development for the site.

### To Deny:

This petition is found to be **inconsistent** with the *Woodlawn Transit Station Area Plan* (2008) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office/industrial-warehouse-distribution uses on this site.

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:**  
**2<sup>ND</sup>:**

**Vote:**  
**Dissenting:**  
**Recused:**