

Petition 2021-240 by Ascent Real Estate Capital, LLC

To Approve:

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 mixed use.

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 located in the Park Road mixed use activity center per the *Centers Corridors Wedges Growth Framework*. Activity centers are appropriate for high density residential and mix of uses designed in a walkable, pedestrian friendly form.
- The petition provides space for non-residential uses at the ground floor street frontage.
- The site is located along Abbey Place within ¼ to ½ mile walk from shopping, eating, drinking and entertainment establishments along Montford Drive and in the Park Road shopping center.
- The site is also located adjacent to the Little Sugar Creek Greenway/Cross Charlotte Trail and within ¼ mile walk to the nearest access point.

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 mixed use.

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: