

Petition 2017-204 by Ed Zepa

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 low to moderate intensity office, industrial and 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 adopted plan did not identify this site for the uses or urban form allowed by the MUDD (mixed use development district).
- At the time the plan was written, this area was not expected to transform into a more urban environment, but in recent years existing structures northwest of the area have converted from industrial/warehouse uses to mixed use structures. One notable example is the Olde Mecklenburg Brewery which includes a large eating and entertainment component; and
- The proposal will allow a building previously used for warehouse and distribution to be used for a range of non-industrial uses such as retail, eating/drinking/entertainment, office and residential uses; and
- The proposed development improves the site frontage with an eight-foot planting strip and eight-foot sidewalk which will improve both safety and the pedestrian experience.

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 low to moderate intensity office, industrial and 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: