

Petition 2017-195 by Boulevard Real Estate Advisors, LLC

To Approve:

This petition is found to be **consistent** with transit oriented development vision of the *Woodlawn Transit Station Area Plan* but **inconsistent** with the specific use recommended, and the petition is found to be **inconsistent** with the plan for the portion of the site west of Nations Crossing Road abutting I-77, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends employment based transit oriented development for the majority of the site; and
- The plan recommends low to moderate intensity retail and office uses for the remainder of the 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 1/2-mile walk of the Woodlawn Road Station on the LYNX Blue Line; and
- The proposed transit oriented development zoning is generally consistent with the long-term vision for the area to provide a high intensity mix of uses within walking distance of the transit station, although without a specified requirement for office use. The use of the more generalized TOD-M (transit oriented development – mixed-use) zoning allows for more flexibility to meet changes in market demand as the station area transforms; and
- The portion of the site west of Nations Ford Road represents a minor extension of the larger property, and can be integrated into the design for the larger site without negative impacts on other properties; and
- The site plan supports increased connectivity by providing new east/west and north/south street connections and the petition will help support the transition of the area to a more walkable transit district; and
- Use of conditional TOD-MO (transit oriented development, mixed-use, optional) zoning applies standards and regulations consistent with the form and intensity of transit supportive development, while also allowing development scenarios that could include the reuse of existing buildings.

The approval of this petition will revise the adopted future land use as specified by the *Woodlawn Transit Station Area Plan*, from transit oriented development – employment, and low to moderate intensity retail and office uses, to transit oriented development – mixed-use.

To Deny:

This petition is found to be **consistent** with transit oriented development vision of the *Woodlawn Transit Station Area Plan* but **inconsistent** with the specific use recommended, and the petition is found to be **inconsistent** with the plan for the portion of the site west of Nations Crossing Road abutting I-77, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends employment based transit oriented development for the majority of the site; and
- The plan recommends low to moderate intensity retail and office uses for the remainder of the site.

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: