

Petition 2018-118 by JKS Management 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 a mix of higher intensity uses (residential, retail and/or office) in a pedestrian-friendly form for the site.

([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/Woodlawn Mixed Use Activity Center, which is a priority area to accommodate future growth in an urban, pedestrian-oriented development form; and
- The proposal is consistent with the Community Design Guidelines in the adopted area plan, and supports specific recommendations from the plan for walkability by placing a building along the Montford Drive street frontage with street level entrances and activity, and locating parking and circulation primarily behind the building; and
- The proposal is consistent with the plan's Montford Drive streetscape concept and supports the City's future Montford Drive streetscape improvement project to enhance the pedestrian environment; and
- The proposal preserves and improves an unnamed road segment along the site's west edge with on-street parallel parking, sidewalk and planting. This street segment is under study for an extension southward to Abbey Place, which would improve the area street network.

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 a mix of higher intensity uses (residential, retail and/or office) in a pedestrian-friendly form for 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: