

## Petition 2018-135 by Woodlawn Station Holdings, LLC

### To Approve:

This petition is found to be consistent with the transit oriented development vision of the *Woodlawn Transit Station Area Plan* but inconsistent with the specific use recommended based on the information from the staff analysis and the public hearing, and because:

- The plan recommends employment based transit oriented development for 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 proposal is generally consistent with the long-term vision for the transit station area plan to provide a high intensity mix of transit supportive uses within walking distance of the transit station; and
- The subject site is directly adjacent to the Woodlawn Station Park and Ride lot, and within a ¼ mile walk of the station on the LYNX Blue Line; and
- The proposal allows a site previously used for industrial/office purposes to be redeveloped with a transit supportive project; and
- The site plan supports future increased connectivity by reserving right-of-way for future streets recommended in the transit station area plan and by installing planting strips and sidewalks along the reserved right-of-way along the northern and western edges of the site.

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 to transit oriented development – residential.

### To Deny:

This petition is found to be consistent with the transit oriented development vision of the *Woodlawn Transit Station Area Plan* but inconsistent with the specific use recommended based on the information from the staff analysis and the public hearing, and because:

- The plan recommends employment based transit oriented development for the 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:**