

Petition 2019-060 by 4400 Park Rd, LLC

To Approve:

This petition is found to be **inconsistent** with the *Park Woodlawn Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential for this 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:

- (To be explained by the Zoning Committee).

The approval of this petition will revise the adopted future land use as specified by the *Park Woodlawn Area Plan*, from single family residential to office for the site.

To Deny:

This petition is found to be **inconsistent** with the *Park Woodlawn Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential for this 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:

- The proposed site plan would allow parking to encroach into an established single family neighborhood and will result in a surface parking lot serving adjacent commercial uses being located next to and across the street from single family homes.
- The area plan's land use goal is, in part, to maintain and preserve the area's predominant neighborhood character and a stand-alone surface parking lot encroaching into the residential neighborhood does not facilitate that goal.
- The area plan allows for the assemblage of parcels into larger developments on a case-by-case basis. However, it does not support the conversion of housing into a parking lot to serve existing development.

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: