

## **Petition 2019-132 by Lennar Multifamily Communities, LLC**

### **To Approve:**

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

- The plan recommends office/industrial warehouse distribution uses for this site.

However, 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 just over ½ mile from Woodlawn Station on the LYNX Blue Line.
- Since the adoption of the plan, TOD and mixed use development has advanced in the Lower South End area in the direction of this parcel significantly.
- The proposal allows a site previously used for industrial/office to convert to transit supportive land uses.
- Use of conventional TOD-TR zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- The TOD-TR district may be applied to parcels within 1-mile walking distance of an existing rapid transit station.

The approval of this petition will revise the adopted future land use as specified by the *Woodlawn Station Area Plan*, from office/industrial warehouse to transit oriented development for the site.

### **To Deny:**

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

- The plan recommends office/industrial warehouse distribution uses for this site.

Therefore, 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:**