

Petition 2019-159 by Ed Zespa

To Approve:

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

- The plan recommends mixed use (residential/office/retail), as amended by petition 2017-204.

Therefore, this petition is found 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 approximately 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.

To Deny:

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

- The plan recommends mixed use (residential/office/retail), as amended by petition 2017-204.

However, this petition is found 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: