

Petition 2020-126 by Carolina Capital Real Estate Partners

To Approve:

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

- The *Woodlawn Station Area Plan* recommends office/industrial warehouse distribution.

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 site is just under one 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/warehouse 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 the current recommended office/industrial warehouse distribution uses to transit oriented development uses for the site.

To Deny:

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

- The *Woodlawn Station Area Plan* recommends office/industrial warehouse distribution.

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 Zoning Committee)

Motion:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused: