

## Petition 2021-105 by Carolina Capital Real Estate Partners

### To Approve:

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

- The plan recommends office/industrial-warehouse-distribution use.

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 over a 1/3 mile walk from the Woodlawn Station and approximately ¾ miles walk to the Tyvola Station on the LYNX Blue Line.
- Property to the northeast, across Scholtz Road is zoned TOD-CC.
- Use of conventional TOD-CC 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 approval of this petition will revise the adopted future land use as specified by the *Woodlawn Transit Station Area Plan*, from office/ industrial-warehouse-distribution use to transit oriented development for the site.

### To Deny:

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

- The plan recommends office/industrial-warehouse-distribution use.

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: