

Petition 2022-049 by Turnstone Group, LLC

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Commercial place type for the 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:

- While the request is for I-2(CD) zoning, the petition prohibits many of the most noxious I-2 uses. The requested I-2 zoning would allow for outdoor storage of boats and recreational vehicles, the view of which will be screened from the public street.
- The site is adjacent to Manufacturing & Logistics place type to the north and east.
- The petition would improve traffic flow in the vicinity of the site by installing a traffic signal and associated turn lanes at the intersection of Old Dowd Road & Sam Wilson Road.
- The site is encumbered by floodplain and utility right-of-way that limits the amount of developable area on the site.
- The proposed use will be buffered from the adjacent approved single family attached residential by a 54.5' buffer with a berm.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 5: Safe & Equitable Mobility
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022) from current Commercial place type to Manufacturing & Logistics place type for the site.

To Deny:

This petition is found to be **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Commercial place type for the 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:

- (To be explained by the Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: