

Petition 2025-127 by 4749 West Blvd, 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 the Manufacturing and Logistics Place Type.

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 surrounding area is characterized primarily by Manufacturing and Logistics zoning, with legacy ordinance conditional industrial zoning located along portions of the rezoning boundary. Given the site's proximity to the airport, the site and surrounding area exhibit a predominantly industrial character, including warehouse, distribution, and light industrial uses.
- The site is currently occupied by a warehouse and office building.
- This petition conditions that residential uses would be prohibited while allowing all other IMU zoning district uses. Residential development would not be appropriate at this site given the industrial context it sits in and lack of amenities.
- Although this proposal is out of alignment with the Manufacturing and Logistics Place Type, the Innovation Mixed Use Place Type and associated zoning district is a preferred adjacency and compatible with the surrounding zoning and uses which are largely office spaces and warehousing facilities.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
- 8: Diverse & Resilient Economic Opportunity may be facilitated with the general uses allowed in the IMU zoning district on this 5.4 acre site.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Manufacturing and Logistics Place Type to the Innovation Mixed Use 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 the Manufacturing and Logistics Place Type. The proposed rezoning is not in alignment with the adopted Manufacturing and Logistics Place Type. If the rezoning is approved, the adopted place type for the site would be revised to the Innovation Mixed Use Place Type.

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)