

Petition 2023-147 by Hendrick Automotive Group

To Approve:

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

- The *2040 Policy Map (2022)* recommends the Manufacturing and Logistics Place Type for this site.

Therefore, 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:

- This petition offers to increase access to jobs and economic opportunities for the area.
- This area has been identified as needing better access to jobs as defined by the Equitable Growth Framework.
- The proposed site would be well served by transit with access to CATS bus stops within ½ mile of the site.
- The petition proposes 10-foot and 50-foot landscape buffers respectively to provide sensitivity to surrounding sites and natural features.
- The petition proposes to incorporate streetscape improvements to include a 6-foot sidewalk and 8-foot planting strip along frontage on Twin Lakes Parkway.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 8: Diverse & Resilient Economic Opportunity.

To Deny:

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

- The *2040 Policy Map (2022)* recommends the Manufacturing and Logistics Place Type for this site.

However, 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)