

Petition 2025-085 by HK Cedarvale, LLC

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* recommends the Manufacturing & Logistics Place Type.

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:

- The petition requests to expand industrial uses on a property that abuts residential uses.
- The site is currently entitled for I-1 (Light Industrial) uses and solely a contractor office with outdoor storage as permitted in I-2 (General Industrial). Staff does not support increasing the number or intensity of industrial uses, and specifically concrete production, adjacent to residential uses.
- The petition would maintain or enhance buffers from the previously approved plan in the form of an 85' to 100' Class A landscape yard along the northern property boundary and 50' Class A landscape yard along the Cedarvale Road frontage.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity may be facilitated by allowing uses that create employment opportunities.

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* recommends the Manufacturing & Logistics Place Type.

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:

- (To be explained by the Zoning Committee)