

Petition 2024-080 by Diallo Mamdou Koka

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)* calls for the Manufacturing and Logistics place type at 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:

- The ML-1 zoning district is suitable for the subject property because it accommodates light industrial uses, including warehousing, distribution, and logistics. These uses are compatible with the site's proximity to similarly zoned ML-1 and ML-2 districts, allowing for a consistent continuation of industrial development.
- Consistent with UDO requirements, a 25' Class B landscape yard will be provided along the site's frontage as the site is located across from the N1 Place Type.
- The site has direct access to North Graham Street, a major arterial road.
- This petition supports contiguity with existing Manufacturing & Logistics zones, aligning with the surrounding land use pattern and maintaining a cohesive industrial corridor along North Graham Street. The proposed rezoning enhances the area's economic development potential by encouraging job growth and supporting logistics operations.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - Goal 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)* calls for the Manufacturing and Logistics place type at 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)