

Petition 2019-109 by Miriam Franco

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 petition is **inconsistent** with the Neighborhood 2 place type recommendation of the *2040 Policy Map*.

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 petition is inconsistent with the Neighborhood 2 Place Type for this parcel and the adjacent parcels to the east, west, and south, the parcels to the north are developed with industrial uses and are recommended for the Manufacturing & Logistics Place Type.
- The majority of the properties on the north side of Parker Drive are zoned industrial and developed with industrial uses.
- The conditions proposed would maintain only those uses that are existing on the property and bring them into compliance with the ordinance. No other uses would be permitted without additional rezonings.
- One parcel to the west of this site is developed with residential uses, which will be buffered from industrial development on this site in accordance with zoning ordinance requirements.
- The petitioner has limited the proposed uses on the site to an automobile repair garage and contractor offices with accessory storage as permitted in the I-2 district.
- The petition could facilitate the following 2040 Comprehensive Plan Goal:
 - 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 Neighborhood 2 to Manufacturing & Logistics 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 petition is **inconsistent** with the Neighborhood 2 place type recommendation of the *2040 Policy Map*.

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)