

Petition 2024-097 by Hendrick Automotive Group, LLC

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 & 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:

- The petition would align the site to the Manufacturing and Logistics Place Type recommended for this parcel as well as all adjacent properties.
- The proposed petition is more compatible than the existing office zoning and helps to achieve what is envisioned for the Manufacturing and Logistics Place type.
- The current proposed zoning aligns with the existing development pattern along the east side of Twin Lakes.
- The ML-1 zoning district is intended to accommodate a range of warehouse/distribution and light industrial uses.
- The site is adjacent to a recently approved rezoning (2024-029) to the west, which permits 350 multi-family stacked units. This residential community will be separated by a 60-foot right-of-way.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 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 & 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:

- (To be explained by the Zoning Committee)