

Petition 2022-216 by QuickTrip Corporation

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)* recommendation 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:

- Most of the property is currently zoned for commercial development and was once the site of an automotive service station.
- The site is within an area designated by the *2040 Policy Map* for the Manufacturing and Logistics Place Type.
- The site is bound by I-85 to the north and is directly abutting the north bound off-ramp of I-85 and is located along an existing major thoroughfare.
- Automotive service stations and convenience store uses are permitted by-right in industrial districts under the Zoning Ordinance and conditionally with prescribed conditions in commercial districts under the Unified Development Ordinance. The proposed site plan and conditional notes limit the allowed uses and prescribe conditions to mitigate the impacts of these uses on adjacent properties.
- The Manufacturing and Logistics Place Type calls for service and retail developments to support workers in the area and calls for streets and sites to prioritize access for motor vehicles while still serving other travel modes.
- The site plan proposes streetscape and pedestrian access improvements such as a 12-foot multi-use path along the Sam Wilson Road frontage and sidewalks and planting stipes along the other street frontages with a direct pedestrian connection to the convenience store entrance.
- 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)* recommendation 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)