

Petition 2025-012 by Northpointe, 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) 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:

- The petition would align the site with the surrounding area and the Manufacturing and Logistics Place Type recommendation for the area.
- The petition is more compatible than the existing office zoning and helps to achieve what is envisioned for the Manufacturing and Logistics Place Type.
- The site is within the Access to Employment Gap according to the *Equitable Growth Framework*. Additionally, the petition has the potential to maintain or increase the number of middle skill jobs in the area.
- The ML-1 district will allow some manufacturing, and logistics uses that are not allowed in the OFC (office) zoning.
- 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) 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:

- (To be explained by the Zoning Committee)