

Petition 2023-161 by Childress Klein Properties

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 *2040 Policy Map* recommends Campus place type for the site.

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:

- The majority of the site is zoned I-1(CD) ANDO and developed with a parking lot.
- Most of the surrounding properties are zoned for manufacturing and logistics uses.
- The property is within the Airport Noise Disclosure Overlay. ML-1 ANDO is a more appropriate zoning district than the N1-A ANDO district that currently applies to the rear properties of the site.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Campus Place Type to Manufacturing & Logistics Place Type 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 *2040 Policy Map* recommends Campus place type for the site.

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)

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Campus Place Type to Manufacturing & Logistics Place Type for the site.