

Petition 2024-064 by JF Lawrence Properties LLC

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 Neighborhood 1 Place Type.

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 petition follows four similar adjacent petitions (2023-035, 2022-137, 2021-042 and 2020-119) which also rezoned N1 properties to allow for industrial uses.
- The rear portion of the site, closest to residential uses along Gerald Drive, is proposed to be preserved as tree save.
- The petition limits the possible uses to solely contractor office with outdoor storage.
- A 65' Class A landscape yard is required where adjacent to CG and N1-A zoning along the western property boundary.
- The location of the site being adjacent to industrial zoning and within the Airport Noise Disclosure Overlay makes it less suitable for residential development as currently zoned.
- 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* (2022) from Neighborhood 1 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 Neighborhood 1 Place Type.

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)