

## Petition 2024-085 by AAAA Holdings; 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* (2022) calls for the Manufacturing & Logistics 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:

- Rezoning from Manufacturing & Logistics (ML-2) to General Commercial (CG) reflects a shift in this area from industrial uses to commercial uses. The area surrounding the site is trending towards commercial uses including restaurants, hotels, and auto-related uses. The proposed CG zoning would be consistent with the general development pattern in the area.
- The site's proximity to major roadways such as Tyvola Road and Westpark Drive provides convenient access for customers and employees.
- The proposal will allow for the adaptive re-use of the existing building with commercial uses such as retail or restaurant, and could improve access to Essential Amenities, Goods & Services.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended Place Type as specified by the *2040 Policy Map*, from the Manufacturing and Logistics Place Type to the Commercial Place Type.

### 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* (2022) calls for the Manufacturing & Logistics 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)