

## Petition 2023-081 by M Industrial Property - Charlotte II 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)* calls for Manufacturing and 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 site is currently zoned for and developed as a facility for light industrial uses.
- The site is within an area designated by the 2040 Policy Map for the Manufacturing and Logistics Place Type.
- Abutting properties are zoned ML-1 and ML-2.
- The site does not abut single family neighborhoods, therefore a change to ML-2 will not pose negative impacts on residents.
- 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)* calls for Manufacturing and 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)