

Petition 2025-075 by Northlake Pavilion Condominium Association Inc.

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) recommends the Manufacturing & Logistics 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 *2040 Policy Map* recommends a Manufacturing & Logistics Place Type for the site. The property was originally developed under a legacy industrial zoning district, which permitted the existing office and retail uses. The site is located within an older industrial area that has experienced gradual change over time.
- The Innovation Mixed-Use Place Type supports a broader range of uses, including office, research and development, studios, light manufacturing, showrooms, and hotels. The proposed zoning would help to facilitate a transition from the ML zoning to the current and evolving uses on the site.
- The petition restricts any residential uses on the site that would not be preferred given the existing industrial and commercial environment of the area.

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 Innovation Mixed-Use 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* (2022) recommends the Manufacturing & Logistics 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)