

Petition 2025-111 by QuikTrip Corporation

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 Neighborhood 1 Place Type for this 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 petition would align the site with the surrounding area's zoning of Manufacturing and Logistics and industrial uses.
- The petition is more compatible than the existing MHP zoning and helps to achieve what is envisioned for the Manufacturing and Logistics Place Type.
- Given that the site is surrounded by ML-zoned properties, maintaining a residential designation would raise environmental justice concerns and allow uses that are incompatible with the adjacent warehouses and offices.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity. The ML-1 zoning district has a greater potential to advance access to jobs and employment opportunities versus the property remaining residentially zoned.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to the Manufacturing and 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* (2022) recommends the Neighborhood 1 Place Type for this 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)