

## Petition 2023-175 by United Rentals (North America) Inc

### 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 recommends Manufacturing & Logistics place type for the site.

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 proposed uses of major and minor vehicle repair facilities are only permitted with a conditional zoning.
- The proposed ML-1(CD) district is consistent with the recommended Manufacturing & Logistics place type.
- All adjacent properties are both zoned ML-2 and recommended for Manufacturing & Logistics place type.
- The site is already developed with a manufacturing and logistics use.
- 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 recommends Manufacturing & Logistics place type for the site.

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)