

Petition 2020- 119 by The Maintenance Team Inc

To Approve:

This petition is found to be **consistent** with the *Westside Strategy Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office, business park, and industrial uses 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 use is consistent with the office/business park/industrial uses recommended for this site and surrounding area.
- Industrial uses are prevalent in the surrounding area, which is part of the Shopton Road Industrial Activity Center as part of the Centers, Corridors and Wedges Growth Framework.
- The petition commits to transportation improvements along Shopton Road including a 5' bicycle lane, 8' planting strip, and 6' sidewalk.
- The proposed industrial uses will be screened from adjacent residential zoning and uses by a minimum 75' buffer with a berm.

To Deny:

This petition is found to be **consistent** with the *Westside Strategy Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office, business park, and industrial uses 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)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: