

Petition 2018-121 by Steele Creek (1997) LLC

To Approve:

The petition is found to be **consistent** with the *Steele Creek Area Plan* for a portion of the site and **inconsistent** with the adopted plan for the remainder of the site, based on information from the staff analysis and the public hearing, and because:

- The *Steele Creek Area Plan* recommends residential/office/retail, and office/industrial-warehouse-distribution land use for most of the site, and residential/office uses for the remaining portion of 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 proposed industrial and mixed-use land uses are consistent with most of the land use recommendations for the site, and are compatible with the surrounding industrial developments in the area.
- The proposed site plan provides a 100-foot Class A buffer and 11.23 acres of tree save area between the industrial development and existing single family.
- The proposed mixed-use area is consistent with the land use recommendation for the site, and is located across the street from similar mixed-use development.
- The site is located within the Whitehall Mixed Use Activity Center, as per the *Centers Corridors and Wedges Growth Framework*. The uses proposed in this site plan are consistent with the uses recommended for these types of activity centers.

The approval of this petition will revise the adopted future land uses as specified by the *Steele Creek Area Plan*, from office/industrial-warehouse-distribution to mixed residential/office/retail for the portion of the site adjacent to Interstate 485 just north of Arrowood Road; and from residential/office to industrial for the eastern and northern portion of the site adjacent to the tree save area and the 100-foot class A buffer.

To Deny:

The petition is found to be **consistent** with the *Steele Creek Area Plan* for a portion of the site and **inconsistent** with the adopted plan for the remainder of the site, based on information from the staff analysis and the public hearing, and because:

- The *Steele Creek Area Plan* recommends residential/office/retail, and office/industrial-warehouse-distribution land use for most of the site, and residential/office uses for the remaining portion of 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)

Motion:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused: