

## Petition 2024-133 by Kenjoh Outdoor Advertising

### 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* recommends the Innovation Mixed-Use 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 petition site is currently light industrial, a zoning district from the legacy ordinance. A rezoning to ML-1 would bring the site up to date with the current UDO without increasing intensity.
- The UDO prescribes automatic triggers for landscape yards that could provide buffering to the adjacent Neighborhood 1 uses.
- The ML-1 zoning district accommodates light industrial uses, including warehousing, distribution, and logistics. These uses are compatible with the site's proximity to ML-2 and ML-2(CD) districts, allowing for a consistent pattern of development.
- The ML-1 zoning district is designed for light industrial uses and can allow for a transition between more intense industrial uses, such as those allowed in ML-2 zoning district and the surrounding General Commercial zoning district.
- The site is in close proximity to Interstate-85 allowing efficient access of large trucks typical of M&L uses.
- The subject property is not within the Uptown or City Center and the site is served by an arterial and abuts an existing rail corridor.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Innovation Mixed-Use Place Type to the Manufacturing & 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* recommends the Innovation Mixed-Use 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)