

Petition 2022-137 by The Maintenance Team, 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 use is consistent with the recommended Manufacturing & Logistics Place Type.
- The majority of the site is already zoned for industrial uses. The petition seeks to incorporate a less than ½ acre parcel into the larger site to allow for a 20,000 square foot building expansion and elimination of the required buffer adjacent to the parcel that is currently zoned R-3 AIR.
- The petition expands the list of prohibited uses from the previously approved petition.
- 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.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 5: Safe & Equitable Mobility
 - 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)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: