

## Petition 2024-117 by Steelfab, Inc.

### 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* (2022) recommends the Manufacturing & Logistics Place Type.

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 area around the site is undergoing significant changes in land use and development trends. While historically focused on manufacturing and logistics, there is a shift to include office spaces, light industrial operations, and mixed-use developments.
- While the petition is inconsistent with the *2040 Policy Map* recommendation for the Manufacturing and Logistics Place Type, it aligns with the changing land use trends in the area, such as the increasing demand for business spaces and mixed-use developments supporting light industrial and commercial activities.
- The shift to the General Office zoning is consistent with adjacent developments, including business parks to the east and recent rezoning petitions favoring light industrial and commercial uses.
- The site's location near the airport supports office uses, contributing to economic activity and employment opportunities.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022) from Manufacturing and Logistics place type to Campus 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* (2022) recommends the Manufacturing & Logistics Place Type.

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)