

Petition 2021-085 by Raven Property Group, LLC

To Approve:

This petition is found to be mostly **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 for the majority of the site and Neighborhood 1 place type for a smaller portion of 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 majority of the petition site is consistent with the recommended Manufacturing & Logistics place type.
- The petition allows for the expansion of an existing manufacturing and logistics use.
- The petition would resolve a zoning violation while improving the site from current conditions.
- The petitioner acquired property to the south of the site to create a 91' buffer along approximately 2/3 of the southern property boundary.
- The petition could facilitate the following *2040 Comprehensive Plan* Goal:
 - 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 Neighborhood 1 place type to Manufacturing & Logistics place type for the site.

To Deny:

This petition is found to be mostly **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 for the majority of the site and Neighborhood 1 place type for a smaller portion of 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)