

## Petition 2023-035 by Alliance Industrial Partners, LLC

### 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 Neighborhood 1 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 follows two similar adjacent petitions (2021-042 and 2022-137) which also rezoned N1 properties to allow for industrial uses.
- The petition prohibits high traffic generating and noxious uses.
- The petition commits to transportation improvements along the Shopton Road frontage including installation of a left turn lane, buffered bike lane, 8' planting strip, and 8' sidewalk.
- The location of the site being within the Airport Noise Disclosure Overlay makes it less suitable for residential development as currently zoned.
- 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

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to 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 Neighborhood 1 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)

### Motion:

### Approve or Deny

### Maker:

### 2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: