

Petition 2021-118 by Integrated Properties, LLC

To Approve:

This petition is found to be **consistent** with the *Steele Creek Area Plan* (2012) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends industrial-warehouse-distribution land use 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 rezoning does not change the industrial land use of the site but allows for the presence of outdoor storage.
- An undisturbed 114-foot buffer area will be provided in the rear of this site where it abuts residential uses.
- The area along Westinghouse Boulevard is developed mainly with both light and heavy industrial uses.
- The site is already zoned I-1 (Light Industrial), and the proposed site plan prohibits the most intense uses allowed in I-2 (Heavy Industrial) zoning district such as junk yards, petroleum storage facilities and medical waste disposal facilities.

To Deny:

This petition is found to be **consistent** with the *Steele Creek Area Plan* (2012) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends industrial-warehouse-distribution land use 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: