

Petition 2021-195 by Steele Creek (1997) LLC

To Approve:

This petition is found to be **consistent** with the *Steele Creek Area Plan* for the majority of the site and **inconsistent** for the remainder of the site based on the information from the staff analysis and the public hearing, and because:

- The plan recommends mixed residential/office/retail for the site.
- A portion of the site (Development Area E) is proposed to be rezoned to I-1(CD), which is inconsistent with the plan's recommendations.

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 current zoning already permits commercial, residential, and hotel uses. This petition proposes to increase the intensity of those uses while permitting limited I-1 uses on a portion of the site.
- The portion of the site proposed to be rezoned I-1(CD) would be limited to the following uses: office, repair, maintenance, warehouse, showroom, assembly, and sales uses.
- The proposed mixed-use area is consistent with the land use recommendation for the site and is located across Arrowood Road from a similar mixed-use development.
- The site is located within the Whitehall Mixed Use Activity Center, as per the Centers, Corridors, and Wedges Growth Framework, and the uses proposed are consistent with the uses recommended for this type of activity center.

The approval of this petition will revise the adopted future land use for Development Area E as specified by the *Steele Creek Area Plan*, from mixed residential/office/retail land uses to light industrial land uses for the site.

To Deny:

This petition is found to be **consistent** with the *Steele Creek Area Plan* for the majority of the site and **inconsistent** for the remainder of the site based on the information from the staff analysis and the public hearing, and because:

- The plan recommends mixed residential/office/retail for the site.
- A portion of the site (Development Area E) is proposed to be rezoned to I-1(CD), which is inconsistent with the plan's recommendations.

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: