

Petition 2021-204 by William J. Wolkoff

To Approve:

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

- The plan recommends industrial, warehouse and distribution land uses.

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 use of automotive sales and repairs, including tractor-trucks and accompanying trailers is aligned with the adopted area plan's recommendation of industrial, warehouse and distribution land uses for this site.
- The proposed use is compatible with the surrounding industrial character of the area, as the majority of the surround parcels are of industrial uses.
- The key recommendation of this area is to preserve existing industrial-warehouse-distribution uses east of I-77, which aligns with this proposal.
- This petition's request will maintain consistency and compatibility with the surrounding industrial land uses along WT Harris Blvd in this area.

To Deny:

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

- The plan recommends industrial, warehouse and distribution land uses.

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: