

**Petition 2021-223 by Selwyn Property Group, Inc.**

**To Approve:**

This petition is found to be **consistent** with the *Central District Plan* (1993) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends industrial uses 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 conditional site plan prohibits intense heavy industrial uses allowed in the I-2 zoning district and limits uses to those permitted in the I-1 zoning district as well as a contractor's office with accessory uses, warehousing, and outdoor storage.
- The site is directly adjacent to other areas along Woodridge Center Drive with existing industrial uses and I-1 and I-2 zoning designations.
- The site plan commits to install a Class A buffer along the rezoning boundary that abuts areas zoned B-2 and R-22MF, south of Pioneer Park Drive. The northern and northeast portions of the rezoning boundary are adjacent to I-2 zoned parcels and the entirety of the southwest rezoning boundary is along the Norfolk Southern Railway, which serves as a built-in buffer to the site.
- This proposal is consistent with the area plan recommendation for industrial uses.

**To Deny:**

This petition is found to be **consistent** with the *Central District Plan* (1993) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends industrial uses 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:**

**2<sup>ND</sup>:**

**Vote:**

**Dissenting:**

**Recused:**