

Petition 2021-281 by Blue Freight Transport, Inc.

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the 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:

- While inconsistent with the Neighborhood 1 Place Type recommendation for this site, the petition is compatible with the adjacent I-2 zoned parcels to the east and south.
- The parcel is currently split zoned with R-3 and I-2 zoning districts. This rezoning would allow for development of the parcel under one zoning district.
- The site is situated along a major thoroughfare that provides access to many other industrial properties in the vicinity.
- The petition could facilitate Goal 8: Diverse & Resilient Economic Opportunity of the 2040 Comprehensive Plan.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 to Manufacturing & Logistics for the site.

To Deny:

This petition is found to be **inconsistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the 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:

2ND:

Vote:

Dissenting:

Recused: