

Petition 2022-188 by Northbridge, LLC

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends Manufacturing and Logistics Place Type

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 site is surrounded by existing office spaces with a vacant lot to the west and a recycling plant abutting the vacant lot with residential units beyond the recycling plant.
- The surrounding properties are zoned mostly with TOD-CC, some BP, as well as I-2 (CD) and I-1 adjacent to the site.
- The I-2 zoning is appropriate for this area according to the policy map and when considering the surrounding zoning districts.
- The Manufacturing and Logistics Place Type from the 2040 Policy Map calls for accommodations for a range of warehouse/distribution and light industrial uses, including a variety of light manufacturing and assembly.
- This proposed zoning creates and protects warehouse and industrial areas.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 8: Diverse & Resilient Economic Opportunity

To Deny:

This petition is found to be **consistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends the Manufacturing and Logistics Place Type.

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: