

## Petition 2023-153 by Sterling Development

### 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 *2040 Policy Map (2022)* calls for 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:

- Primary uses include manufacturing, research and development, warehousing, distribution, and other similar uses. Uses in this Place Type also include limited office usually to support primary uses; outdoor storage of materials and vehicles; limited hospitality and restaurants, limited retail, and personal services to serve area workers.
- The Place Type is typically characterized by large scale, low-rise manufacturing or warehouse buildings, and other assembly and distribution facilities.
- The ML-1 Zoning District is generally located in areas readily accessible by arterials and interstates, as well as freight rail.
- The proposed ML-1 zoning district requires significant screening and buffering to ensure adequate separation and mitigation of potential impacts on surrounding areas.
- The site is located near Billy Graham Parkway in an area predominately developed with industrial uses.
- The site does not abut single family neighborhoods, therefore a change to ML-1 will not pose negative impacts on residents.
- Abutting properties are ML-2.
- 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 *2040 Policy Map (2022)* calls for 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)