

## Petition 2017-166 KP Development, LLC

### To Approve:

([I move that the](#)) Zoning Committee finds the petition to be **consistent** with the *Northwest District Plan* based on information from the staff analysis and the public hearing, and because:

- The adopted plan recommends office/industrial land use for this 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 previous conditional rezoning prohibited direct access to Tuckaseegee Road; and
- The proposed direct access to Tuckaseegee will provide an additional access point to the overall industrial site and distribute the vehicles entering and exiting the site; and
- The improvements along Tuckaseegee Road will improve access for the adjacent day care by providing a short left turn lane; and
- All parking and building areas are located behind the proposed buffer along Tuckaseegee Road; and
- The buffer will extend around the day care site and along Tuckaseegee Road and will screen the industrial use from the day care and the single family residential across Tuckaseegee Road.

#### Consistency:

Maker:

2<sup>ND</sup>:

Approve or Deny

Vote:

Dissenting:

Recused:

#### Recommendation:

Maker:

2<sup>ND</sup>:

Approve or Deny

Vote:

Dissenting:

Recused:

### To Deny:

([I move that the](#)) Zoning Committee finds the petition to be **consistent** with the *Northwest District Plan* based on information from the staff analysis and the public hearing, and because:

- The adopted plan recommends office/industrial land use for this 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)