

Petition 2018-068 by J.R. Atkinson

To Approve:

The petition is found to be **consistent** with the *Northeast District Plan* and with the *Centers, Corridors and Wedges Growth Framework*, based on information from the staff analysis and the public hearing, and because:

- The *Northeast District Plan* recommends industrial land uses.
- The *Centers, Corridors and Wedges Growth Framework* calls for interchange appropriate industrial uses.

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 located at the Interstate 85 interchange with Graham Street in an area predominately developed with industrial uses; and
- The site is located at an Interchange Area within the North Growth Corridor as identified by the *Centers, Corridors and Wedges Growth Framework*, which recommends the continuation of industrial and warehouse/distribution uses, particularly in locations with high levels of motor vehicle accessibility; and
- Abutting properties are zoned I-1 (light industrial) and I-2 (general industrial); and
- The site does not abut single family neighborhoods; therefore a change to I-2 (general industrial) will not pose negative impact on residents.

To Deny:

The petition is found to be **consistent** with the *Northeast District Plan* and with the *Centers, Corridors and Wedges Growth Framework*, based on information from the staff analysis and the public hearing, and because:

- The *Northeast District Plan* recommends industrial land uses.
- The *Centers, Corridors and Wedges Growth Framework* calls for interchange appropriate industrial uses.

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 Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: