

Petition 2018-108 by Elmington Capital Group

To Approve:

The petition is found to be **inconsistent** with the *Steele Creek Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends industrial land uses.

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:

- (To be explained by Zoning Committee)

The approval of this petition will revise the adopted future land use as specified by the *Steele Creek Area Plan*, from industrial to residential at up to 22 units per acre for the site.

To Deny:

The petition is found to be **inconsistent** with the *Steele Creek Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends industrial land uses.

Therefore, we find this petition not be to reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The proposed residential multi-family development is inconsistent with the industrial land use recommended for this site and surrounding area; and
- The site is within an Industrial Activity Center as per the *Centers, Corridors and Wedges Growth Framework*, which is intended to be mainly made up of light and heavy industrial, warehouse and/or distribution land uses, with limited amounts of other types of land uses. For example, a warehouse project is currently being developed across John Price Road from this site, under I-1 light industrial zoning; and
- The proposed development will result in residential property being located adjacent to property zoned for industrial use. Many industrial uses can be considered incompatible with residential uses due to regulated air emissions and other common features of industrial uses such as odors, dust, noise, and truck traffic; and
- The proposed development is surrounded on three of four sides by I-1 (light industrial) zoning and on the fourth side by I-2 (general industrial) zoning. Within 1/2 mile of the parcels there are 12 facilities that are known sources of air pollution.

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused