

## Petition 2018-103 by Griffin Industrial Realty

### To Approve:

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

- The plan recommends transit oriented uses for this site.

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:

- Before the commuter rail line was proposed, the adopted future land use was business park/industrial for this site and surrounding area; and
- The adopted future land use recommendation for transit oriented uses was made with the assumption that the Red Line Commuter Rail would be a funded and active project; and
- Properties to the west and south are currently developed with industrial/office/warehouse uses. The properties to the north, south, east and west adjacent to and across the street from this site are all zoned for industrial and business park uses; and
- The proposed site plan is providing options for street extension westward from Statesville Road, by extension of the Hucks Road right-of-way along the southern edge of the property if possible, or by a separate connection point, which will support City Council's policy on connectivity.

The approval of this petition will revise the adopted future land use as specified by the *Northlake Area Plan*, from transit oriented uses to heavy industrial.

### To Deny:

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

- The plan recommends transit oriented uses for this site.

Therefore, 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:**  
**2<sup>ND</sup>:**

**Vote:**  
**Dissenting:**  
**Recused:**