

Petition 2018-120 by Clarius Partners, LLC

To Approve:

A majority of the site is **consistent** with the *Northwest District Plan* and the remainder of the parcel **inconsistent** with the adopted plan, based on information from the staff analysis and the public hearing, and because:

- The adopted plan recommends office/industrial land use recommended for much of the site, single family up to three dwelling units per acre for a small portion of the 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 site is located just north of the airport, abutting Interstate 85; and
- The proposed warehouse/distribution and industrial uses are appropriate within the Airport Noise Overlay; and
- In addition, the petition proposes to remove the residential properties on this site which are not recommended in the Airport Noise Overlay; and
- This proposal is compatible with the industrial uses that exist or are being planned for the area between Interstate 85 and Wilkinson Boulevard, due to its proximity to the airport, the intermodal yard and the interstates; and
- The dedication of right-of-way for proposed new road connections/realignments and street improvements that are a part of this rezoning will provide improved access to the site and create additional street network for the area.

The approval of this petition will revise the adopted future land use for a small portion of the site as specified by the *Northwest District Plan*, from single family residential to office/industrial.

To Deny:

A majority of the site is **consistent** with the *Northwest District Plan* and the remainder of the parcel **inconsistent** with the adopted plan, based on information from the staff analysis and the public hearing, and because:

- The adopted plan recommends office/industrial land use recommended for much of the site, single family up to three dwelling units per acre for a small portion of the 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 Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused