

Petition 2019-033 by HK Cedarvale, LLC

To Approve:

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

- The plan recommends residential land uses up to 6 dwelling units per acre.

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:

- The proposed industrial land use is consistent with continued pattern of industrial development in this area.
- The industrial land uses are restricted to I-1 uses and a contractor's storage area under I-2 which limits incompatibility with adjacent residential uses.
- The proposed development provides adequate buffers to adjacent residential uses through retention of existing tree canopy, and screening along Cedarvale Rd.
- The project proposes limiting left turn movements onto Cedarvale Rd. to limit impacts of traffic on the adjacent community.
- Cedarvale Road will be improved along the site's frontage to better accommodate additional traffic generated by the site.

The approval of this petition will revise the adopted future land use as specified by the *Catawba Area Plan*, from residential up to 6 dwelling units per acre to industrial uses for the site.

To Deny:

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

- The plan recommends residential land uses up to 6 dwelling units per acre.

Therefore, we find this petition not 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)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused