

Petition 2019-022 by Metrolina Builders

To Approve:

This petition is found to be **consistent** with the *Northeast Area Plan* recommendation for the main portion of the parcel, and **inconsistent** with the *Northeast Area Plan* recommendation on the southern and western edges of the parcel based on the information from the staff analysis and the public hearing, and because:

- The plan recommends industrial uses for the main portion of the parcel.
- The plan recommends residential uses on the southern and western edges of the parcel.

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 *Northeast Area Plan* recommends this parcel for industrial development, reflecting the long-time presence of the existing business.
- The petitioner proposes to restrict the use to a warehouse and exterior parking for tractor-trailers as an expansion of existing legal use of the property.
- Existing trees in the tree-save areas are to be undisturbed, ensuring a continuing adequate buffer between the development and existing single-family development.

The approval of this petition will revise the adopted future land use on the southern and western edges of the site along Gene Downs Road as specified by the *Northeast Area Plan*, from residential to industrial use for the site.

To Deny:

This petition is found to be consistent with the *Northeast Area Plan* recommendation for the main portion of the parcel, and inconsistent with the *Northeast Area Plan* recommendation on the southern and western edges of the parcel based on the information from the staff analysis and the public hearing, and because:

- The plan recommends industrial uses for the main portion of the parcel.
- The plan recommends residential uses on the southern and western edges of the parcel.

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 the Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: