

## Petition 2019-090 by Culp Road Materials, LLC

### To Approve:

This petition is found to be **inconsistent** with the *Dixie Berryhill Strategic Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office/retail/light industrial land uses; and
- The plan recommends single family residential land use up to 4 DUA for portions 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:

- The proposed land use, while technically inconsistent with the land use recommendations, is compatible with the existing land uses in the area.
- The site is adjacent to and across the street from heavy industrial uses zoned I-2.
- The request is consistent with the Airport Area Strategic Development Plan (AASDP) providing compatible industrial development around the Airport.

The approval of this petition will revise the adopted future land use as specified by the *Dixie Berryhill Strategic Plan*, from current office/retail/light industrial and single family residential to industrial use for the site.

### To Deny:

This petition is found to be **inconsistent** with the *Dixie Berryhill Strategic Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office/retail/light industrial land uses; and
- The plan recommends single family residential land use up to 4 DUA for portions this 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 the Zoning Committee)

### Motion:

#### Approve or Deny

#### Maker:

2<sup>ND</sup>:

#### Vote:

#### Dissenting:

#### Recused: