

Petition 2020-130 by US 21 Holding Company, LLC

To Approve:

This petition is found to be inconsistent with the *Northlake Area Plan* (2008) recommendation of Warehouse/Distribution based on the information from the staff analysis and the public hearing, and because:

- The plan recommends warehouse/distribution uses.

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 *Northlake Area Plan* (2008) recommends preserving the existing industrial-warehouse-distribution uses east of Interstate 77 which have been the prevalent existing uses in this area.
- While this site is recommended for warehouse or distribution according to the area plan, changing this site to an industrial use would be in keeping with the strong industrial character of the area, as there are several general industrial and heavy industrial land uses to the south of the site.
- Rezoning this site to conventional I-2 zoning will allow the current existing truck yard at this location to keep functioning in compliance with the zoning ordinance and would allow for other manufacturing and heavy industrial uses allowed in I-2. These uses would be appropriate as the site is surrounded by light and general industrial uses.

The approval of this petition will revise the adopted future land use as specified by the *Northlake Area Plan* (2008), Warehouse/Distribution to Industrial for the site.

To Deny:

This petition is found to be inconsistent with the *Northlake Area Plan* (2008) recommendation of Warehouse/Distribution based on the information from the staff analysis and the public hearing, and because:

- The plan recommends warehouse/distribution uses.

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 the Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: