

## Petition 2021-013 by Hebron Road Holdings, LLC

### To Approve:

This petition is found to be **consistent** with the *Southwest District Plan* for the majority of the site and **inconsistent** with the Plan based on the information from the staff analysis and the public hearing, and because:

- The plan recommends industrial uses for the majority of the site
- The plan recommends light industrial for a small portion in the northwest 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 petition aligns the zoning with remaining portions of the parcels east of the rezoning area.
- Other properties east of the rezoning area are zoned I-2.
- The area along Old Hebron Road and E. Hebron Street is developed with industrial uses.
- The site does not abut residential use or zoning.
- Post Construction Water quality buffers exist along the tributary within the site work to mitigate potential environmental impacts.

The approval of this petition will revise the adopted future land use as specified by the *Southwest District Plan*, from light industrial use to industrial use for the northwestern, corner portion of the site.

### To Deny:

This petition is found to be **consistent** with the *Southwest District Plan* for the majority of the site and **inconsistent** with the Plan based on the information from the staff analysis and the public hearing, and because:

- The plan recommends industrial uses for the majority of the site
- The plan recommends light industrial for a small portion in the northwest 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 the Zoning Committee)

### Motion:

### Approve or Deny

### Maker:

### 2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: