

## **Petition 2021-042 by Jason Owen**

### **To Approve:**

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

- The plan recommends a mix of office, retail, and light industrial for the 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 I-2 (CD) general industrial zoning for this parcel, while inconsistent with the light industrial recommendation for the site, is compatible with the industrial developments in the area.
- The conditional use allows for outdoor storage of equipment and material to allow for a manufacturing use which is compatible with the industrial developments in the area.
- The site is located within the Shopton Road Industrial Activity Center, as per the Centers Corridors and Wedges Growth Framework.
- The petition commits to transportation improvements along Shopton Road including a left turn lane into the site, a 5' bicycle lane, 8' planting strip, and 6' sidewalk.
- The proposed industrial uses will be screened from adjacent residential zoning and uses by a minimum 75' buffer with a berm.

The approval of this petition will revise the adopted future land use as specified by the *Westside Strategic Plan*, from office/retail/light industrial to industrial for the site.

### **To Deny:**

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

- The plan recommends a mix of office, retail, and light industrial for the site.

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:**

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

### **Vote:**

### **Dissenting:**

### **Recused:**