

Petition 2021-062 by Childress Klein Properties & Dominion Realty Partners

To Approve:

This petition is found to be **inconsistent** with the adopted *Central District Plan (1993)* and **inconsistent** with *General Development Policies (GDP)* recommendation based on the information from the staff analysis and the public hearing, and because:

- The plan recommends light industrial.
- The policy does not recommend density up to 17 DUs per acre.

(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:

- (To be explained by the Zoning Committee)

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from light industrial to residential up to 17 DUA for the site.

To Deny:

This petition is found to be **inconsistent** with the adopted *Central District Plan (1993)* and **inconsistent** with *General Development Policies (GDP)* recommendation based on the information from the staff analysis and the public hearing, and because:

- The plan recommends light industrial.
- The policy does not recommend density up to 17 DUs per acre.

(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:

- The adopted plan calls for calls for employment/light industrial for this site and the proposed rezoning is inconsistent with the plan recommendation.
- The existing surrounding land uses, including the wastewater treatment facility, and the proximity to the railroad right of way are not compatible with the proposal.
- This petition would reduce available land for industrial which is important for job creation within the region.
- The proposed development does not meet the locational criteria per the *General Development Policies (GDP)* for the proposed density of 16 DUA.
- This site is not located near retail and services which is contrary to the 10 minute neighborhood goal.
- The site plan does not provide adequate separation and screening from the more intense surrounding uses such as the VA hospital.

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: