

Petition 2026-010 by HAD Holdings LLC

To Approve:

This petition is found to be **consistent** with the goals and policies of the *North Middle and Outer Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition is in alignment with the *2040 Policy Map* recommendation for the Manufacturing and Logistics Place Type.

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 would align the site with neighboring parcels and the Manufacturing and Logistics Place Type recommendation for the area.
- The proposed petition may be more compatible than the existing office zoning and helps to achieve what is envisioned for the Manufacturing and Logistics Place type.
- The ML-1 zoning district is intended to accommodate a range of warehouse/distribution and light industrial uses which aligns with the surrounding area uses and entitlements.
- The site is adjacent to I-485, with no residential uses in proximity. This is in alignment with the ML-1 Zoning District which is generally located in areas readily accessible by arterials and interstates, as well as freight rail.
- The ML-1 Zoning District includes significant screening and buffering requirements to ensure adequate separation and mitigation of potential impacts on surrounding areas. Limited restaurant, retail, and personal service uses to accommodate area workers are also allowed in the zoning district.

To Deny:

This petition is found to be **consistent** with the goals and policies of the *BLANK Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition is in alignment with the *2040 Policy Map* recommendation for the Manufacturing and Logistics Place Type.

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)