

Petition 2025-061 by Living Spaces

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Manufacturing & 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 allow for uses permitted in ML-1 district while eliminating the possibility of more noxious uses that would otherwise be permitted under the existing ML-2 zoning.
- The proposed retail goods showroom is more compatible with the adjacent office and commercial uses than development that would be permitted under the ML-2 zoning.
- The petition would facilitate development of a parcel that has remained vacant while all surrounding parcels have been developed.
- Retail goods showrooms along with several other commercial uses are not permitted in the ML-2 district while they are allowed in ML-1, necessitating a rezoning for this site to be able to accommodate the proposal.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity

To Deny:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Manufacturing & Logistics Place Type.

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)