



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2022-188

May 31, 2023

REQUEST

Current Zoning: OFC (office flex campus)
Proposed Zoning: ML-2 (manufacturing and logistics -2)

LOCATION

Approximately 6.25 acres located along the south and west side of Windsor Oak Court, west of England Street, and north of East Hebron Street..(Council District 3 - Watlington)

PETITIONER

Northbridge LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

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 petition is **consistent** with the *2040 Policy Map* (2022) recommendation for Neighborhood 1 place type.

Rationale for Recommendation

- The petition's proposal for the R-6 zoning district, which translates to N1-D, is consistent with Neighborhood 1 Place Type and would help facilitate the goal of providing areas for neighborhoods with a variety of housing types, where single family housing is the primary use.
- The Neighborhood 1 Place Type may consist of smaller lot single family detached and attached dwellings. Additionally, this place type can allow for parks, religious institutions and neighborhood scaled schools.
- The character of this place type would align with the overall character design of the area.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 2: Neighborhood Diversity & Inclusion
 - 9: Retain Our Identity & Charm

Motion/Second: Lansdell / Welton

Yeas: Gaston, Gussman, Harvey, Lansdell, Russell, Welton

Nays: None
Absent: Rhodes
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

There was no further discussion of this petition.

PLANNER

Emma Knauerhase (704) 432-1163