



Zoning Committee Recommendation

Rezoning Petition 2023-147

March 5, 2024

REQUEST

Current Zoning: ML-1 (manufacturing and logistics-1)
Proposed Zoning: ML-1(CD) (manufacturing and logistics-1, conditional)

LOCATION

Approximately 17.31 acres located along the east side of Twin Lakes Parkway and north side of Interstate 485, south of Sam Roper Drive.

(Adjacent to City Council District 4 - Johnson)

(County Commissioner District 1- Powell)

PETITIONER

Hendrick Automotive Group

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 *2040 Policy Map* (2022) recommends the Manufacturing and Logistics Place Type for this site.

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:

- This petition offers to increase access to jobs and economic opportunities for the area.
- This area has been identified as needing better access to jobs as defined by the Equitable Growth Framework.
- The proposed site would be well served by transit with access to CATS bus stops within ½ mile of the site.
- The petition proposes 10-foot and 50-foot landscape buffers respectively to provide sensitivity to surrounding sites and natural features.
- The petition proposes to incorporate streetscape improvements to include a 6-foot sidewalk and 8-foot planting strip along frontage on Twin Lakes Parkway.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity.

Motion/Second: Neeley / Russell
Yeas: Neeley, Russell, Sealey, Welton, Whilden,
Winiker
Nays: None
Absent: Lansdell
Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Welton noted that there have been a few petitions lately requesting vehicle repair facility major (which requires a conditional petition) verses vehicle repair facility minor. He asked if it was intentional or “one of those things where it is like oh if we change the language a little” then we may not have to rezone conditionally.

Staff stated it was one of those things where we tried to capture certain uses that we would want it to fall under a conditional use which are a lot of the auto oriented uses (gas stations, drive-thru) but I think auto serving uses like this petition got pulled into it somewhat a little bit more than we needed. Staff stated that it would be cleaned up in the next text amendment.

Commissioner Whilden asked staff to explain how this petition fulfills the *2040 Comprehensive Plan* Goal of a Diverse & Resilient Economic Opportunity. Staff responded that it is attributed to uses that would create job opportunities, economic development type of opportunities so when we see industrial zoning districts being requested typically, they are job generators in some form for various parts of the community. So that’s why we usually check that goal as being met.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225