



Zoning Committee Recommendation

Rezoning Petition 2022-075

January 31, 2023

REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: TOD-CC (transit oriented development commercial center) and TOD-NC (transit oriented development neighborhood center)

LOCATION

Approximately 15.75 acres located on the north side of East Westinghouse Boulevard, west of South Boulevard
(Council District 3 - Watlington)

PETITIONER

Morteb, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

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

- The *Policy Map* recommends Manufacturing and Logistics (ML) place type.

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:

- The are areas rezoned inconsistent with the *2040 Policy Map* in close proximity to the site.
- The site meets the requirements for proximity to a transit station.
- The site is within the walk distance criteria to the Sharon Rd W. and I-485 South transit station.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Manufacturing and Logistics to Community Activity Center for the TOD-CC portions and Neighborhood Center for the TOD-NC portions for the site.

Motion/Second: Rhodes / Welton

Yeas: Gaston, Gussman, Rhodes, Russell, Welton

Nays: Lansdell

Absent: Harvey

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Gussman asked staff to provide additional information about the staff's rationale. Staff explained that part of the reasoning is to support the *Policy Map's* recommendation for manufacturing and logistic uses. Those types of uses still exist along Crafters Lane and Westinghouse. Additionally, the uses of the parcels already zoned TOD-CC have not transitioned yet. Commissioner Russell asked if the intent for this site to be a buffer in use between the TOD and industrial. Staff explained that it was not looked at as a buffer. It was more about the majority of the land uses to the west are industrial type uses and the policy map supports those uses continuing. Staff understands that the site is close to the transit stations however there just aren't enough other factors to support the change to the policy map.

Commissioner Welton asked about the rezoning recently to the south. Staff explained the area was already zoned residential and the rezoning to UR allowed them to construct townhomes and duplex housing units and provides a transition from the Sterling neighborhood to the industrial uses further west.

Commissioner Welton asked why these parcels were not previously proactively rezoned to TOD given the proximity to the transit stations. Staff explained that the areas already zoned TOD-CC were zoned as part of the alignment zonings done with the next TOD zoning districts. The alignment zoning effort proactively rezoned parcels recommended for TOD under the transit station area plans that are no longer in effect.

Commissioner Welton stated he felt conflicted because what type of use do we want near our transit stations? Staff explained that internally there were similar discussions. Staff considered that if the map recommended IMU then there might have been better policy basis for a transition and would have looked more favorably on the proposal. Staff acknowledge that the site is within the walk distance criteria to the Sharon Rd West and I-485 stations. But the policy from both the transit station area plans and *Policy Map* doesn't support the change at this time.

There was no further discussion of this petition.

MINORITY OPINION

Commissioner Lansdell expressed support of staff's position and would need more rationale to support the proposed change.

PLANNER

John Kinley (704) 336-8311