



Zoning Committee Recommendation

Rezoning Petition 2022-137

April 4, 2023

REQUEST

Current Zoning: R-3 AIR (Single Family Residential, Airport Noise Overlay), I-2(CD) AIR (General Industrial, Conditional, Airport Noise Overlay)
Proposed Zoning: I-2(CD) AIR (General Industrial, Conditional, Airport Noise Overlay), I-2(CD) AIR SPA (General Industrial, Conditional, Airport Noise Overlay, Site Plan Amendment)

LOCATION

Approximately 10.26 acres located on Shopton Road between Steve Chapman Drive and Pinecrest Drive.

(Outside City Limits)

PETITIONER

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 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* recommends Manufacturing & Logistics Place Type for the 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:

- The proposed use is consistent with the recommended Manufacturing & Logistics Place Type.
- The majority of the site is already zoned for industrial uses. The petition seeks to incorporate a less than ½ acre parcel into the larger site to allow for a 20,000 square foot building expansion and elimination of the required buffer adjacent to the parcel that is currently zoned R-3 AIR.
- The petition expands the list of prohibited uses from the previously approved petition.
- The petition commits to transportation improvements along Shopton Road including a 5' bicycle lane, 8' planting strip, and 6' sidewalk.

- The proposed industrial uses will be screened from adjacent residential zoning and uses by a minimum 75' buffer with a berm.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 5: Safe & Equitable Mobility
 - 8: Diverse & Resilient Economic Opportunity

Motion/Second: Welton / Harvey

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

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

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

There was no further discussion of this petition.

PLANNER

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