



Zoning Committee

REQUEST

Current Zoning: NS (neighborhood services)
Proposed Zoning: I-2(CD) (general industrial, conditional)

LOCATION

Approximately 9.84 acres located on the south side of Old Dowd Road at the intersection with Sam Wilson Road.

(Outside City Limits)

PETITIONER

Turnstone Group, 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 **inconsistent** 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 Commercial place type for the site.

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:

- While the request is for I-2(CD) zoning, the petition prohibits many of the most noxious I-2 uses. The requested I-2 zoning would allow for outdoor storage of boats and recreational vehicles, the view of which will be screened from the public street.
- The site is adjacent to Manufacturing & Logistics place type to the north and east.
- The petition would improve traffic flow in the vicinity of the site by installing a traffic signal and associated turn lanes at the intersection of Old Dowd Road & Sam Wilson Road.
- The site is encumbered by floodplain and utility right-of-way that limits the amount of developable area on the site.
- The proposed use will be buffered from the adjacent approved single family attached residential by a 54.5' buffer with a berm.

- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 5: Safe & Equitable Mobility
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map (2022)* from current Commercial place type to Manufacturing & Logistics place type for the site.

Motion/Second: Sealey / Whilden

Yeas: Lansdell, Neeley, Russell, Sealey, Welton, Whilden

Nays: None

Absent: Winiker

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Lansdell asked for clarification regarding the buffer and berm. Staff replied that the ordinance requires a 73' buffer but allows a provision to reduce the buffer by 25% if a berm is included. The petitioner is exercising the buffer reduction option by adding a berm and reducing the buffer to 54.5'.

Chairperson Welton asked if the entrance driveway is sized to accommodate the boats and large vehicles that are expected to access the site. CDOT staff replied that the driveway type is usually not addressed at the rezoning stage but would be during permitting and staff would ensure that it would accommodate large vehicles.

Chairperson Welton asked if the proposed I-2(CD) petition preceded the effective date of the UDO. Staff replied that it did beat the deadline for submittal of petitions under the old zoning ordinance.

PLANNER

Joe Mangum (704) 353-1908