



Zoning Committee

REQUEST

Current Zoning: ML-2 (Manufacturing and Logistics-2)

Proposed Zoning: CG (General Commercial)

LOCATION

Approximately 2.85 acres located along the east side of Westpark Drive, north of Griffith Road, and south of Tyvola Road.

(Council District 3 - Brown)

PETITIONER

AAAA Holdings, LLC

**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 **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 (2022)* calls for the Manufacturing & Logistics 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:

- Rezoning from Manufacturing & Logistics (ML-2) to General Commercial (CG) reflects a shift in this area from industrial uses to commercial uses. The area surrounding the site is trending towards commercial uses including restaurants, hotels, and auto-related uses. The proposed CG zoning would be consistent with the general development pattern in the area.
- The site's proximity to major roadways such as Tyvola Road and Westpark Drive provides convenient access for customers and employees.
- The proposal will allow for the adaptive re-use of the existing building with commercial uses such as retail or restaurant, and could improve access to Essential Amenities, Goods & Services.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods

- 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended Place Type as specified by the *2040 Policy Map*, from the Manufacturing and Logistics Place Type to the Commercial Place Type.

Motion/Second: Stuart/Welton
 Yeas: Neeley, Winiker, Russell, McDonald, Shaw, Stuart, Welton
 Nays: None
 Absent: Blumenthal and Sealey
 Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Welton asked for clarification about the *2040 Policy Map* and if the draft revised version of the map differs for this area. He added that the area has transitioned away from manufacturing and logistics and hosts more commercial uses. Commissioner Welton asked staff if this rezoning request would still be necessary if the revised map were to change the adopted Place Type from Manufacturing & Logistics to Commercial. Staff responded that although a designation of the Commercial Place Type would make this rezoning request consistent, a rezoning would still be needed to achieve commercial entitlements on the site.

PLANNER

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