



Zoning Committee

**REQUEST**

Current Zoning: N2-B (neighborhood 2-B)  
Proposed Zoning: I-2(CD) (general industrial, conditional)

**LOCATION**

Approximately 8.15 acres located on the south side of Parker Drive, west of Remount Road and north of Watson Drive.  
(Council District 3 - Watlington)

**PETITIONER**

Miriam E. Franco

**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* based on the information from the staff analysis and the public hearing, and because:

- The petition is inconsistent with the Neighborhood 2 place type recommendation of the 2040 Policy Map.

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 petition is inconsistent with the Neighborhood 2 Place Type for this parcel and the adjacent parcels to the east, west, and south, the parcels to the north are developed with industrial uses and are recommended for the Manufacturing & Logistics Place Type.
- The majority of the properties on the north side of Parker Drive are zoned industrial and developed with industrial uses.
- The conditions proposed would maintain only those uses that are existing on the property and bring them into compliance with the ordinance. No other uses would be permitted without additional rezonings.
- One parcel to the west of this site is developed with residential uses, which will be buffered from industrial development on this site in accordance with zoning ordinance requirements.
- The petitioner has limited the proposed uses on the site to an automobile repair garage and contractor offices with accessory storage as permitted in the I-2 district.

- The petition could facilitate the following *2040 Comprehensive Plan* Goal:
  - 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 Neighborhood 2 to Manufacturing & Logistics for the site.

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

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted addition of development standards related to maintenance of buffer areas in order to leave them undisturbed while maintaining tree canopy, while addressing concerns raised at the City Council public hearing as they pertained to screening. Staff noted the request is inconsistent with the *2040 Policy Map*. However, staff noted the request is appropriate given the intent to ensure the zoning is consistent with the existing use, and a new rezoning will be required in the event the petitioner wishes to make certain modifications to the site.

There was no discussion of this petition.

**PLANNER**

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