



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2025-012

June 3, 2025

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**REQUEST**

Current Zoning: OFC (Office Flex Campus)  
Proposed Zoning: ML-2 (Manufacturing and Logistics-2)

**LOCATION**

Approximately 6.11 acres located on the east side of Statesville Road, on the south side of Twin Lakes Parkway, and north of Metromont Parkway.  
(Adjacent to Council District 4 - Johnson)  
(County Commissioner District 1-Powell)

**PETITIONER**

Northpointe, LLC

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**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 **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* (2022) recommends the Manufacturing & Logistics Place Type.

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 petition would align the site with the surrounding area and the Manufacturing and Logistics Place Type recommendation for the area.
- The petition is more compatible than the existing office zoning and helps to achieve what is envisioned for the Manufacturing and Logistics Place Type.
- The site is within the Access to Employment Gap according to the *Equitable Growth Framework*. Additionally, the petition has the potential to maintain or increase the number of middle skill jobs in the area.
- The ML-1 district will allow some manufacturing, and logistics uses that are not allowed in the OFC (office) zoning.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 8: Diverse & Resilient Economic Opportunity

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

**ZONING COMMITTEE  
DISCUSSION**

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

There was no further discussion of this petition.

**PLANNER**

Michael Russell (704) 353-0225