



Zoning Committee Recommendation

Rezoning Petition 2025-075

November 5, 2025

REQUEST

Current Zoning: ML-1 (Manufacturing and Logistics-1)
Proposed Zoning: IMU(CD) (Innovation Mixed-Use, Conditional)

LOCATION

Approximately 6.37 acres located southeast corner of
Metromont Parkway and Statesville Road, and west of
Metromont Industrial Boulevard.
(Council District 4 - Johnson)

PETITIONER

Northlake Pavilion Condominium Association, Inc.

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* (2022) recommends the Manufacturing & Logistics 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:

- The *2040 Policy Map* recommends a Manufacturing & Logistics Place Type for the site. The property was originally developed under a legacy industrial zoning district, which permitted the existing office and retail uses. The site is located within an older industrial area that has experienced gradual change over time.
- The Innovation Mixed-Use Place Type supports a broader range of uses, including office, research and development, studios, light manufacturing, showrooms, and hotels. The proposed zoning would help to facilitate a transition from the ML zoning to the current and evolving uses on the site.
- The petition restricts any residential uses on the site that would not be preferred given the existing industrial and commercial environment of the area.

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 Innovation
Mixed-Use Place Type for the site.

Motion/Second: Stuart / McDonald
Yeas: Welton, Caprioli, Gaston, McDonald, Millen,
Stuart
Nays: None
Absent: Shaw
Recused: None

ZONING COMMITTEE DISCUSSION

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

Chairperson Welton asked staff to explain the purpose of this rezoning request due to the translation of I-1 into M&L-1 by the UDO.

Staff responded that the purpose of this rezoning request is to allow the business park to continue to operate as a business park as it has for years and to convert some of its existing uses to permitted uses rather than legal non-conforming uses under the UDO. The site was previously zoned I-1, which allowed the business park to have a variety of commercial, office, retail and institutional uses. Upon the effective date of the UDO, the site was translated to the ML-1 zoning district, which converted some of the existing uses in the business park from permitted uses to legal nonconforming uses. The issue with legal nonconforming uses is that they cannot be expanded or applied to new tenants.

There was no further discussion of this petition.

PLANNER

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