



Zoning Committee Recommendation

Rezoning Petition 2021-195

May 3, 2022

REQUEST

Current Zoning: MUDD-O AIR (mixed use development, optional, Airport Noise Overlay)

Proposed Zoning: MUDD-O AIR SPA (mixed use development, optional, Airport Noise Overlay, site plan amendment) & I-1(CD) AIR (light industrial, conditional, Airport Noise Overlay)

LOCATION

Approximately 60.65 acres located in the northeastern quadrant of the interchange of Interstate 485 and Arrowood Road.

(Council District 3 - Watlington)

PETITIONER

Steele Creek (1997) LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** with the *Steele Creek Area Plan* for the majority of the site and **inconsistent** for the remainder of the site based on the information from the staff analysis and the public hearing, and because:

- The plan recommends mixed residential/office/retail for the site.
- A portion of the site (Development Area E) is proposed to be rezoned to I-1(CD), which is inconsistent with the plan's recommendations.

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 current zoning already permits commercial, residential, and hotel uses. This petition proposes to increase the intensity of those uses while permitting limited I-1 uses on a portion of the site.
- The portion of the site proposed to be rezoned I-1(CD) would be limited to the following uses: office, repair, maintenance, warehouse, showroom, assembly, and sales uses.
- The proposed mixed-use area is consistent with the land use recommendation for the site and is located across Arrowood Road from a similar mixed-use development.

- The site is located within the Whitehall Mixed Use Activity Center, as per the Centers, Corridors, and Wedges Growth Framework, and the uses proposed are consistent with the uses recommended for this type of activity center.

The approval of this petition will revise the adopted future land use for Development Area E as specified by the *Steele Creek Area Plan*, from mixed residential/office/retail land uses to light industrial land uses for the site.

Motion/Second: Welton / Blumenthal

Yeas: Blumenthal, Chirinos, Rhodes, Samuel, and Welton

Nays: None

Absent: Ham, Spencer

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan for the majority of the site and inconsistent for the remainder of the site.

Chairperson Samuel asked if any of the prohibited uses from the previously approved site plan had been removed. Staff replied that there were no changes to the prohibited uses.

Commissioner Blumenthal inquired if automobile service stations were permitted in the proposed I-1(CD) portion of the site. Staff replied that they were not and read Note 3.c from the conditional notes: "Development Area E. The principal building constructed within Development Area E may be developed with up to 25,000 square feet of gross floor area of office, repair, maintenance, warehouse, showroom, assembly of parts and/or materials, and sales uses, together with accessory uses as permitted in the I-1 zoning district. Repair and maintenance shall mean repair and maintenance of a product and shall not mean auto maintenance and repair."

There was no further discussion of this petition.

PLANNER

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