



Zoning Committee Recommendation

Rezoning Petition 2021-223

June 7, 2022

REQUEST

Current Zoning: R-22MF (multi-family residential)
Proposed Zoning: I-2(CD) (general industrial, conditional)

LOCATION

Approximately 2.39 acres located southwest of Pressley Road, northeast of Billy Graham Parkway, and west of Interstate 77. (Council District 3 - Watlington)

PETITIONER

Selwyn Property Group, 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 **consistent** with the *Central District Plan* (1993) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends industrial uses for the site.

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 proposed conditional site plan prohibits intense heavy industrial uses allowed in the I-2 zoning district and limits uses to those permitted in the I-1 zoning district as well as a contractor's office with accessory uses, warehousing, and outdoor storage.
- The site is directly adjacent to other areas along Woodridge Center Drive with existing industrial uses and I-1 and I-2 zoning designations.
- The site plan commits to install a Class A buffer along the rezoning boundary that abuts areas zoned B-2 and R-22MF, south of Pioneer Park Drive. The northern and northeast portions of the rezoning boundary are adjacent to I-2 zoned parcels and the entirety of the southwest rezoning boundary is along the Norfolk Southern Railway, which serves as a built-in buffer to the site.
- This proposal is consistent with the area plan recommendation for industrial uses.

Motion/Second: Welton / Blumenthal
Yeas: Blumenthal, Ham, Rhodes, Samuel, Spencer
and Welton
Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

Commissioner Spencer asked staff if the petition's conditions prohibit gas service stations and fuel storage. Staff responded that those are prohibited uses for this petition.

There was no further discussion of this petition.

PLANNER

Holly Cramer (704) 353-1902