



Zoning Committee

REQUEST

Current Zoning: CC (commercial center), and R-4 (single family residential)
Proposed Zoning: I-1(CD) (light industrial, conditional)

LOCATION

Approximately 26.34 acres located along the eastern side of Milhaven Lane, south of Sunset Road, and west of Statesville Road.
(Council District 2 - Graham)

PETITIONER

SunCap Property Group

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:

This petition is found to be inconsistent with the *Northeast District Plan (1996)*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends retail uses for the majority of the site, and single family/multi-family residential uses less than or equal to 8 DUA for a portion of the site.

However, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- While this petition is inconsistent with the *Northeast District Plan*, the I-1(CD) zoning proposed for the site is similar to the industrial uses found in the area on the north side of Sunset Road.
- The I-1(CD) zoning requested in this petition will be less intense than the retail use allowed with the parcel's current CC zoning.
- The petition proposes an 8-foot planting strip and 37.5-foot buffer on Milhaven Lane, which will provide a suitable buffer between the residential uses on the other side of Milhaven.
- The petition commits to building a public road and a 5-foot sidewalk on the southern side of the site to increase pedestrian access and road connectivity.
- The petition commits to a 37.5-foot setback on all sides of the parcel, which is 17.5 feet wider than the recommended 20-foot setback for industrial uses.

- This petition proposes a light industrial use for the site, which is appropriate adjacent to the retail uses which front Sunset Road and abut the north side of the site.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan*, from Retail to Industrial-Warehouse-Distribution.

Motion/Second: Watkins / Ham

Yeas: Gussman, Ham, Kelly, Nwasike, Spencer, Watkins, and Wiggins

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

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

Staff clarified for a commissioner that no petroleum storage facilities would be allowed.

There was no further discussion of this petition.

PLANNER

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