



Zoning Committee

REQUEST

Current Zoning: R-3 AIR (single family residential, airport noise overlay)

Proposed Zoning: I-2 (CD) AIR (general industrial, conditional, airport noise overlay)

LOCATION

Approximately 9.78 acres north of Shopton Road, east of Steele Creek Road, and west of Pinecrest Drive.

(Outside City Limits). Closest to District 3 – Watlington.

PETITIONER

The Maintenance Team, 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:

This petition is found to be **consistent** with the *Westside Strategy Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office, business park, and 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 use is consistent with the office/business park/industrial uses recommended for this site and surrounding area.
- Industrial uses are prevalent in the surrounding area, which is part of the Shopton Road Industrial Activity Center as part of the Centers, Corridors and Wedges Growth Framework.
- The petition commits to transportation improvements along Shopton Road including a 5' bicycle lane, 8' planting strip, and 6' sidewalk.
- The proposed industrial uses will be screened from adjacent residential zoning and uses by a minimum 75' buffer with a berm.

Motion/Second: Kelly / Welton
Yeas: Blumenthal, Kelly, McMillan, Nwasike, Samuel,
and Welton
Nays: None
Absent: Barbee
Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

PLANNER

Joe Mangum (704) 353-1908