



Zoning Committee

REQUEST

Current Zoning: I-1 (CD) AIR (light industrial, conditional, airport noise overlay)
Proposed Zoning: I-2 (CD) AIR (general industrial, conditional, airport noise overlay)

LOCATION

Approximately 10.73 acres on the north side of Shopton Road, east of Sandy Porter Road, and west of Pinecrest Drive.

(Outside City Limits) Closest to Council District 3 - Watlington

PETITIONER

Jason Owen

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 5-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with *Westside Strategic Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends a mix of office, retail, and light industrial 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 proposed I-2 (CD) general industrial zoning for this parcel, while inconsistent with the light industrial recommendation for the site, is compatible with the industrial developments in the area.
- The conditional use allows for outdoor storage of equipment and material to allow for a manufacturing use which is compatible with the industrial developments in the area.
- The site is located within the Shopton Road Industrial Activity Center, as per the Centers Corridors and Wedges Growth Framework.
- The petition commits to transportation improvements along Shopton Road including a left turn lane into the site, 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.

The approval of this petition will revise the adopted future land use as specified by the *Westside Strategic Plan*, from office/retail/light industrial to industrial for the site.

Motion/Second: Welton / Rhodes

Yeas: Blumenthal, Ham, Rhodes, Samuel, Spencer and Welton

Nays: Spencer

Absent: Chirinos

Recused: None

ZONING COMMITTEE DISCUSSION

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

Committee member Spencer raised a question about the list of prohibited uses and why automobile repair, car washes, gas stations, and fuel storage tanks were not included. Staff responded that the list of prohibited uses were taken from the recently approved adjacent rezoning. There was additional Zoning Committee discussion regarding the unlikely suitability of a gas station for this location on Shopton Road roughly a half mile from the intersection with Steele Creek Road. Staff added that the list of prohibited uses for this rezoning does include automotive service and repair and car washes but that staff would follow up with the petitioner to see if they would be amenable to adding fuel storage tanks to the list of prohibited uses.

There was no further discussion of this petition.

MINORITY OPINION

Committee member Spencer stated that he opposed the rezoning in its current form due to fuel storage tanks being a permitted use as it is inconsistent with the City's Strategic Energy Action Plan.

PLANNER

Joe Mangum (704) 353-1908