



Zoning Committee

REQUEST

Current Zoning: I-1 (Light Industrial)
Proposed Zoning: I-2 (CD) (General Industrial, Conditional)

LOCATION

Approximately 9.1 acres located on Westinghouse Boulevard between Park Charlotte Boulevard and Quality Drive.

(Council District 3 - Watlington)

PETITIONER

Integrated Properties, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Steele Creek Area Plan* (2012) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends industrial-warehouse-distribution land use 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 rezoning does not change the industrial land use of the site but allows for the presence of outdoor storage.
- An undisturbed 114-foot buffer area will be provided in the rear of this site where it abuts residential uses.
- The area along Westinghouse Boulevard is developed mainly with both light and heavy industrial uses.
- The site is already zoned I-1 (Light Industrial), and the proposed site plan prohibits the most intense uses allowed in I-2 (Heavy Industrial) zoning district such as junk yards, petroleum storage facilities and medical waste disposal facilities.

Motion/Second: Welton / Rhodes

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

Nays: Spencer

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.

Committee member Spencer requested a reading of the prohibited uses and asked specifically if automobile service stations would be permitted on site. Staff provided the list of prohibited uses and stated that automobile service stations were not on the list. Committee member Chirinos asked if petroleum storage would capture automobile service stations. Staff replied that petroleum storage is prohibited as a primary use but that would not prohibit storage as an accessory use.

There was no further discussion of this petition.

MINORITY OPINION

Committee member Spencer stated that he believed petroleum storage should also be prohibited as an accessory use.

PLANNER

Joe Mangum (704) 353-1908