



Zoning Committee

REQUEST

Current Zoning: N1-A ANDO (Neighborhood 1, Airport Noise Disclosure Overlay)
Proposed Zoning: I-1(CD) ANDO (Light Industrial, Conditional, Airport Noise Disclosure Overlay)

LOCATION

Approximately 10.34 acres located north of Shopton Road, east of Sandy Porter Road, and west of Pinecrest Drive.

(Council District 3 - Watlington)

PETITIONER

Alliance Industrial Partners, LLC

**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:

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Neighborhood 1 place type 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 petition follows two similar adjacent petitions (2021-042 and 2022-137) which also rezoned N1 properties to allow for industrial uses.
- The petition prohibits high traffic generating and noxious uses.
- The petition commits to transportation improvements along the Shopton Road frontage including installation of a left turn lane, buffered bike lane, 8' planting strip, and 8' sidewalk.
- The location of the site being within the Airport Noise Disclosure Overlay makes it less suitable for residential development as currently zoned.
- The proposed industrial uses will be screened from adjacent residential zoning and uses by a minimum 75' buffer with a berm.

- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 5: Safe & Equitable Mobility
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to Manufacturing & Logistics Place Type for the site.

Motion/Second: Lansdell / Whilden
 Yeas: Lansdell, Neeley, Russell, Sealey, Welton, Whilden, Winiker
 Nays: None
 Absent: None
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

Commissioner Lansdell asked for clarification on the outstanding transportation issues. CDOT staff replied that the left turn lane illustration as well as driveway configuration needed to be ironed out to work for both truck turning movements and pedestrian safety.

Commissioner Welton asked how many driveways are resulting from this petition and the two previous petitions along this stretch of Shopton Rd. CDOT staff replied that each property owner has rights to access to the public right of way.

PLANNER

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