



Zoning Committee

REQUEST

Current Zoning: ML-1 (Manufacturing & Logistics 1)
Proposed Zoning: CG(CD) (General Commercial, Conditional)

LOCATION

Approximately 1.14 acres located on the west side of Southern Pine Boulevard just south of Arrowood Road.

(Council District 3 - Brown)

PETITIONER

Sri Sri, LLC

**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:

To Approve:

This petition is found to be **consistent** 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 Campus place type for the site. While the zoning district of CG is inconsistent with that place type, the proposed office use is consistent.

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:

- Despite the place type inconsistency, the conditional notes limit the use to office which as a use is consistent with Campus place type.
- The Campus zoning districts limit application to a minimum of 5 acres. This site, at 1.14 acres, wouldn't qualify for consideration of a Campus zoning district.
- Many of the properties along Southern Pine Boulevard are developed with office uses.
- The site is heavily encumbered by floodplain, limiting the amount of developable land and scope of what could be constructed on the property.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - o 8: Diverse & Resilient Economic Opportunity

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

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

PLANNER

Joe Mangum (704) 353-1908