



Zoning Committee

REQUEST

Current Zoning: ML-2(ANDO) (Manufacturing and Logistics-2, Airport Noise District Overlay)
Proposed Zoning: ML-1(ANDO) (Manufacturing and Logistics-1, Airport Noise District Overlay)

LOCATION

Approximately 1.9 acres located on the west side of Taggart Creek Road, south of Boyer Street, and east of Billy Graham Parkway
(Council District 3 - Brown)

PETITIONER

Sterling Development, 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 insert consistency from staff analysis based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* calls for Manufacturing and Logistics Place Type

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:

- Primary uses include manufacturing, research and development, warehousing, distribution, and other similar uses. Uses in this Place Type also include limited office usually to support primary uses; outdoor storage of materials and vehicles; limited hospitality and restaurants, limited retail, and personal services to serve area workers.
- The Place Type is typically characterized by large scale, low-rise manufacturing or warehouse buildings, and other assembly and distribution facilities.
- The ML-1 Zoning District is generally located in areas readily accessible by arterials and interstates, as well as freight rail.
- The proposed ML-1 zoning district requires significant screening and buffering to ensure adequate separation

- and mitigation of potential impacts on surrounding areas.
- The site is located near Billy Graham Parkway in an area predominately developed with industrial uses.
 - The site does not abut single family neighborhoods, therefore a change to ML-1 will not pose negative impacts on residents.
 - Abutting properties are ML-2.
 - The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 8: Diverse & Resilient Economic Opportunity

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

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