



Zoning Committee

REQUEST

Current Zoning: ML-2 (Manufacturing & Logistics 2)
Proposed Zoning: ML-1(CD) (Manufacturing & Logistics 1, Conditional)

LOCATION

Approximately 9.95 acres located on the north side of Westinghouse Boulevard, west side of Old Nations Ford, and east side of Interstate 485.

(Council District 3 - Brown)

PETITIONER

United Rentals (North America) Inc

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 Manufacturing & Logistics place type 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 uses of major and minor vehicle repair facilities are only permitted with a conditional zoning.
- The proposed ML-1(CD) district is consistent with the recommended Manufacturing & Logistics place type.
- All adjacent properties are both zoned ML-2 and recommended for Manufacturing & Logistics place type.
- The site is already developed with a manufacturing and logistics use.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 8: Diverse & Resilient Economic Opportunity

Motion/Second: Sealey / 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*.

Commissioner Lansdell asked if the petition would require additional screening along either I-485 or Westinghouse Blvd. Staff replied that there would be no additional screening.

PLANNER

Joe Mangum (704) 353-1908