



Zoning Committee

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<b>REQUEST</b>	Current Zoning: I-2(CD) (general industrial, conditional) Proposed Zoning: I-2(CD) SPA (general industrial, conditional, site plan amendment)
<b>LOCATION</b>	Approximately 17.63 acres located at the southwest intersection of Morehead Road and Gene Downs Road, east of Salome Church Road. (Outside City Limits)
<b>PETITIONER</b>	Metrolina Builders, Inc.

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**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:

This petition is found to be **consistent** with the *Northeast Area Plan* recommendation for the main portion of the parcel, and **inconsistent** with the *Northeast Area Plan* recommendation on the southern and western edges of the parcel based on the information from the staff analysis and the public hearing, and because:

- The plan recommends industrial uses for the main portion of the parcel.
- The plan recommends residential uses on the southern and western edges of the parcel.

Therefore, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The *Northeast Area Plan* recommends this parcel for industrial development, reflecting the long-time presence of the existing business.
- The petitioner proposes to restrict the use to a warehouse and exterior parking for tractor-trailers as an expansion of existing legal use of the property.
- Existing trees in the tree-save areas are to be undisturbed, ensuring a continuing adequate buffer between the development and existing single-family development.

The approval of this petition will revise the adopted future land use on the southern and western edges of the site along Gene Downs Road as specified by the *Northeast Area Plan*, from residential to industrial use for the site.

Motion/Second: Wiggins / Nwasike  
Yeas: Gussman, Ham, McClung, Spencer, Nwasike,  
Watkins, and Wiggins  
Nays: None  
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 recommendation for the main portion of the parcel, and inconsistent with the adopted area plan recommendation on the southern and western edges of the parcel.

A commissioner inquired how CDOT's Trip Generation memo showed zero trips per day for existing truck parking. CDOT explained that a parking lot doesn't by itself generate a trip, but that the use of the building is what generates a trip. The proposed use seeks to expand warehouse and trucking operations to support an established business.

There was no further discussion of this petition.

#### **PLANNER**

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