

Petition 2021-205 by City of Charlotte, Aviation

To Approve:

This petition is found to be **consistent and inconsistent** with the *Central District Plan* (1993) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends light industrial uses for a majority of the site; and
- The plan recommends greenway uses for a small portion of 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 site is located within a mile of the Charlotte Douglas International Airport and within the airport noise overlay, which is compatible with industrial zoning.
- The vast majority of the site is in alignment with the proposed future land use.
- Most of the parcels directly adjacent to the site are zoned I-1 and are largely vacant. The other zoning districts bordering the petition's parcels include B-2 (general business) and O-1 (office).
- This petition is in an area that has experienced an ongoing shift to industrial zoning and land uses.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan* (1993), from greenway uses for a portion of the site to light industrial uses.

To Deny:

This petition is found to be **consistent and inconsistent** with the *Central District Plan* (1993) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends light industrial uses for a majority of the site; and
- The plan recommends greenway uses for a small portion of the site.

Therefore, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)

Motion:

Approve or Deny

Maker:

2nd:

Vote:

Dissenting:

Recused: