



Zoning Committee Recommendation

Rezoning Petition 2023-118

January 4, 2024

REQUEST

Current Zoning: ML-2 ANDO (Manufacturing & Logistics 2, Airport Noise Disclosure Overlay), ML-1 ANDO (Manufacturing & Logistics 2, Airport Noise Disclosure Overlay)
Proposed Zoning: RAC ANDO (Regional Activity Center, Airport Noise Disclosure Overlay)

LOCATION

Approximately 38 acres located north of the intersection of Wilkinson Boulevard and Little Rock Road, west of Stafford Drive and east of Barry Drive.

(Council District 3 - Brown)

PETITIONER

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:

To Approve:

This petition is found to be mostly **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 Regional Activity Center place type for the majority of the site and Innovation Mixed Use place type for a small portion of 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 RAC zoning district is consistent with the Regional Activity Center place type for the majority of the site.
- The site is located at the intersection of Wilkinson Boulevard and Little Rock Road at the gateway to Charlotte Douglas International Airport. This is a logical location for an intense mix of uses supporting the airport.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:

- 1: 10 Minute Neighborhoods
- 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type for a portion of the site as specified by the *2040 Policy Map*, from Innovation Mixed Use Place Type to Regional Activity Center Place Type for the site.

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

ZONING COMMITTEE DISCUSSION

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

Commissioner Lansdell asked for more information about how the petition would accommodate the Silver Line. CDOT staff replied that the UDO requires reservation of property for adopted mass transit alignments.

Commissioner Sealey commented that he wished there was more information provided.

Chairman Welton asked if there were certain setbacks or accommodations that would be provided for the Silver Line. Staff replied that the UDO does include such provisions and that following the rezoning there would be an RFP process that would likely have more information.

PLANNER

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