

Petition 2023-112 by FCA, LLC

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 petition is consistent with the *2040 Policy Map* recommendation for Manufacturing & Logistics place type and is surrounded primarily by other parcels both recommended for Manufacturing & Logistics place type and zoned ML-2.
- The site is less than one mile from Charlotte Douglas International Airport and is within the Airport Noise Disclosure Overlay, making it less attractive for development under the current zoning of N1-A ANDO.
- A conditional note prohibits access to the site from Christie Lane for manufacturing and logistics uses.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity

To Deny:

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.

However, 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)