



Zoning Committee Recommendation

Rezoning Petition 2021-205

March 8, 2022

REQUEST

Current Zoning: B-D AIR (distributive business, airport noise overlay) and R-22MF AIR (multi-family residential, airport noise overlay)
Proposed Zoning: I-1 AIR (light industrial, airport noise overlay)

LOCATION

Approximately 5.70 acres located on the north side of Denver Avenue, west of Alleghany Street, and south of Scott Futrell Drive.

(Council District 3 - Watlington)

PETITIONER

City of Charlotte, Aviation

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** 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.

Motion/Second: Welton / Chirinos

Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel,
and Welton

Nays: None

Absent: Spencer

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

Holly Cramer (704) 353-1902