

Petition 2017-189 by SL Horton Road, LLC

To Approve:

([I move that the](#)) Zoning Committee finds this petition to be **consistent** with the *Dixie Berryhill Strategic Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office/retail/light industrial development.

([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 development is consistent with the adopted land use for this site and the surrounding area; ~~and-~~
- The site is adjacent to the River District development, a large mixed use development that includes office, retail and residential, which was approved in 2016; ~~and-~~
- West Boulevard, located just north of this site, is planned to be extended to Dixie River Road, as part of the River District development; ~~and-~~
- The petition reserves right-of-way for the future Western Parkway referred to as "Catawba Crossing" in petition 2016-056 for the River District; ~~and-~~
- The property is located south of Charlotte-Douglas International Airport and within the "Combined 1996 Noise Exposure/Noise Compatibility Program Noise Contours" and is not conducive to residential development.

Consistency:

Maker:

2ND:

Approve or Deny

Vote:

Dissenting:

Recused:

Recommendation:

Maker:

2ND:

Approve or Deny

Vote:

Dissenting:

Recused:

To Deny:

([I move that the](#)) Zoning Committee finds this petition to be **consistent** with the *Dixie Berryhill Strategic Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office/retail/light industrial development.

([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)