

## Petition 2018- 070 Florian and Oltita Balaj

### To Approve:

The petition is found to be **consistent** with the *Southwest District Plan*, based on information from the staff analysis and the public hearing, and because:

- The *Southwest District Plan* recommends office/industrial land uses for this site and the surrounding area.

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 adopted Plan recommends office/industrial land uses; and
- The rezoning site is generally surrounded by undeveloped land, and warehouse, industrial, and retail land uses on properties located in business, and industrial districts, as well as a few scattered residential units zoned multi-family. The remaining homes in residential zoning do not abut the subject property; and
- The site is located northwest of the Charlotte-Douglas International Airport, and within the Airport Noise Overlay and is not suitable for residential uses; and
- Uses allowed in the I-2 (general industrial) district, such as warehouse/distribution, manufacturing, and other non-residential uses, are least affected by the airport noise. Residential uses are not permitted in the I-2 (general industrial) district.

### To Deny:

The petition is found to be **consistent** with the *Southwest District Plan*, based on information from the staff analysis and the public hearing, and because:

- The *Southwest District Plan* recommends office/industrial land uses for this site and the surrounding area.

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 Zoning Committee)

**Motion:**  
**Approve or Deny**

**Maker:**  
**2<sup>ND</sup>:**

**Vote:**  
**Dissenting:**  
**Recused:**