



Zoning Committee

REQUEST

Current Zoning: B-D(CD) (distributive business, conditional)
Proposed Zoning: I-1 (light industrial)

LOCATION

Approximately 2.44 acres located on the west side of Statesville Road, south of Interstate 485 and east of Interstate 77.
(Outside City Limits)

PETITIONER

DavidLand, LLC

**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:

This petition is found to be inconsistent with the *Northlake Area Plan* based on the information from the staff analysis and the public hearing and because:

- The plan recommends retail land use.

However, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The site was rezoned for a hotel use that was never built, changing the proposed land use to retail from light industrial; and
- The *Northlake Area Plan*, prior to the rezoning that amended the plan, recommended a mix of office, retail and industrial uses for this site and surrounding area; and
- The site is adjacent to the interchange of Interstate 77 and 485, and is surrounded by industrially zoned property. The plan amended by the prior rezoning recommended EDEE and outdoor entertainment uses consisting of golf related activities on the subject property

The approval of this petition will revise the adopted future land use as specified by the *Northlake Area Plan*, from retail use to industrial/warehouse/distribution uses for the site.

Motion/Second: McClung / Ham

Yeas: Fryday, Gussman, Ham, McClung, McMillan, Samuel, and Watkins

Nays: None

Absent: None

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

Michael Russell (704) 353-0225