



Zoning Committee Recommendation

Rezoning Petition 2019-049

November 5, 2019

REQUEST

Current Zoning: R-17MF AIR (multi-family residential, Airport Noise Overlay)

Proposed Zoning: MUDD-O AIR (mixed use development, optional, Airport Noise Overlay)

LOCATION

Approximately 9 acres located on the north side of Queen City Drive, south of Tuckaseegee Road, west of Toddville Road, north of I-85.

(Council District 3 - Mayfield)

PETITIONER

Apollo Holding Company, LLC

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:

This petition is found to be **consistent** with the *Westside Strategic Plan* for most of the site and **inconsistent** with the *Northwest District Plan* for the remaining portion of the site based on the information from the staff analysis and the public hearing, and because:

- The *Westside Strategic Plan* recommends business/office park land uses for most of the site, and the *Northwest District Plan* recommends single family up to four dwelling units per acre for the remaining portion of the site.

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 subject property is located north of Charlotte-Douglas International Airport and within the "Combined 1996 Noise Exposure/Noise Compatibility Program Noise Contours" which identifies the day/night average sound level at 65 decibels, and which is not conducive to residential development.
- The proposed hotel use is consistent with the office/business park land use recommended for most of the site as per the *Westside Strategic Plan* and is more compatible with the airport functions than multi-family residential.
- The rezoning proposes improvements to the site which include landscaping along Queen City Drive which is a frontage road for Interstate 85 and buffers adjacent to the existing single family homes.

The approval of this petition will revise the adopted future land use for a portion of the site, as specified by the Northwest District Plan, from single family up to four dwelling units per acre to business/office park land uses for the site.

Motion/Second: Barbee / Nwasike

Yeas: Barbee, Gussman, Ham, McClung, Nwasike, and Spencer

Nays: None

Absent: Watkins and Wiggins

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the request and stated all outstanding issues were addressed by the petitioner. Staff read the modified Transportation Summary language submitted by CDOT. A Commissioner noted the site is in the Airport Overlay and asked if there are locational requirements for hotels and staff responded no to the inquiry. Staff noted that it is consistent with the *Westside Strategic Plan* and inconsistent with the *Northwest District Plan*. There was no discussion of this petition.

PLANNER

Claire Lyte-Graham (704) 336-3782