

Petition 2020- 123 by Collett Properties, Inc.

To Approve:

This petition is found to be **inconsistent** with the *Northwest District Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends retail for the southern portion of the site and single family residential at up to four dwelling units per acre for the northern 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 along a frontage road to Interstate 85 and Little Rock Road at the entrance to Charlotte Douglas International Airport, where a number of airport supporting uses such as hotels as well as park and ride lots are located.
- The proposed site plan includes a Class A buffer (a minimum of 75' with a berm) to provide transition between the proposed industrial uses and the adjacent existing single-family neighborhood.
- The site may not best suited for residential uses within the Airport Noise Overlay Zoning District.

The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan*, from retail and single family residential to light industrial.

To Deny:

This petition is found to be **inconsistent** with the *Northwest District Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends retail for the southern portion of the site and single family residential at up to four dwelling units per acre for the northern portion of the site.

Therefore, 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)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: