



Zoning Committee

REQUEST

Current Zoning: R-3 AIR LLWPA (single family residential, airport noise overlay, Lower Lake Wylie Protected Area) and B-2 AIR LLWPA (general business, airport noise overlay, Lower Lake Wylie Protected Area)

Proposed Zoning: I-1(CD) AIR LLWPA (light industrial, airport overlay, Lower Lake Wylie Protected Area)

LOCATION

Approximately 13.22 acres located on the north side of Business Center Drive and Interstate 85 and west of Little Rock Road. (Council District 3 - Watlington)

PETITIONER

Collett Properties, Inc.

**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 **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.

Motion/Second: Welton / Blumenthal

Yeas: Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

Nays: None

Absent: Barbee

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

Joe Mangum (704) 353-1908