

## Petition 2021-063 by Prologis, L.P.

### To Approve:

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

- The plan recommends office and industrial uses for the site.

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 petition is consistent with the office/industrial recommendation for the site and is compatible with the existing industrial development in the area.
- The site is located within an Industrial Activity Center, as per the Centers, Corridors and Wedges Growth Framework.
- The proposed industrial development is appropriate at this location as it is supported by the Charlotte-Douglas International Airport Area Strategic Development Plan (AASDP) and is within the airport noise overlay (AIR).
- The petition commits to multiple transportation improvements including Beam Road and Shopton Road frontage upgrades, dedication of right-of-way for the future Shopton Road extension, and construction of a portion of the Shopton Road extension.
- The petition commits to coordination with Mecklenburg County to dedicate or provide an easement for the future Coffey Creek Greenway.

### To Deny:

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

- The plan recommends office and industrial uses for the site.

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 the Zoning Committee)

**Motion:**

**Approve or Deny**

**Maker:**

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

**Vote:**

**Dissenting:**

**Recused:**