

Petition 2021-070 by City of Charlotte

To Approve:

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

- The *Southwest District Plan* recommends institutional land use for most of the site.
- The *Westside Strategic Plan* recommends office/business park/industrial for a portion of 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 inconsistent with the institutional land use recommendation. However, that land use recommendation reflects city ownership of the property.
- The contiguous properties to the north and west are zoned I-2.
- The site is located with the Airport Noise Overlay and is within one mile of Charlotte Douglas International Airport.
- The site is located within an area that has experienced recent growth in industrial uses.
- Future development of this site would require adequate buffers against residential uses and zoning in accordance with city ordinance standards.

The approval of this petition will revise the adopted future land use as specified by the *Southwest District Plan*, from Institutional use to Industrial use for the site.

To Deny:

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

- The *Southwest District Plan* recommends institutional land use for most of the site.
- The *Westside Strategic Plan* recommends office/business park/industrial for a 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: