



Zoning Committee

REQUEST

Current Zoning: R-17MF AIR (multifamily residential, airport noise overlay)
Proposed Zoning: B-2(CD) AIR (general business, conditional, airport noise overlay)

LOCATION

Approximately 16.7 acres located on the north side of Queen City Drive, east of Little Rock Road, south of Tuckaseegee Road, north of I-85.
(Council District 3 - Watlington)

PETITIONER

Alpa Parmar

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

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

- The plan recommends office/business park land uses.

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 proposed site plan is inconsistent with the office/business park land uses recommended for this site, but the retail, restaurant, and hotel uses proposed are compatible with surrounding land uses.
- The site is located along a frontage road to Interstate 85, just north of Charlotte-Douglas International Airport, where retail and hotel uses are appropriate.
- The proposed uses compliment recent hotel developments in the area.
- A 56.25' Class B buffer with 6' solid fence around the perimeter of the site will provide screening of the project from adjacent properties, including single family homes to the northwest of the site.

The approval of this petition will revise the adopted future land use as specified by the *Westside Strategic Plan*, from office/business park land uses to retail land uses for the site.

Motion/Second: Barbee / Welton
Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike,
Samuel, and Welton
Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is
Choose an item. with the adopted area plan.

One of the committee members asked about whether or not the
outstanding item from Urban Forestry was a technical revision.
Staff responded that the plan is compliant however a note needs
to be added stating the site will comply with the Tree Ordinance.

There was no further discussion of this petition.

PLANNER

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