



Zoning Committee

REQUEST

Current Zoning: TOD-CC (transit community center)
Proposed Zoning: I-2 (industrial)

LOCATION

Approximately 2.5 acres located on the north side of Sweden Road, west of South Boulevard, and east of England Street (Council District 3 - Watlington)

PETITIONER

City of Charlotte: General Services

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 **consistent** with the with the future land use policy in the *Arrowood Station Area Plan* (2009) for this site based on the information from the staff analysis and the public hearing and because:

- The policy recommends industrial zoning to support as-of right operations of the City's street maintenance facility at this location until such time as it is proposed for redevelopment; then the recommendation is for Transit-Oriented-Development.

Therefore 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 future land use map does illustrate TOD-mixed acknowledging the long-term policy for transit oriented development.
- The City owns the site for its street maintenance and equipment facility.
- The rezoning will allow industrial uses including the continued use for the existing maintenance facility.
- The proposal is for only a portion of the parcel to be rezoned, the majority of the parcel will remain zoned TOD-CC.

Motion/Second: Welton / Barbee

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 consistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

John Kinley (704) 336-8311