

REQUEST	Current Zoning: R-3, single family residential Proposed Zoning: I-2, general industrial
LOCATION	Approximately 2.84 acres located on the east side of Steele Creek Road between West Boulevard and Dorcas Lane.
CENTER, CORRIDOR OR WEDGE	Center
SUMMARY OF PETITION	This petition proposes to rezone three parcels to allow all uses permitted in the I-2 district.
Property Owner	Charlotte Douglas International Airport
Petitioner	Charlotte Douglas International Airport
Agent/Representative	None
Community Meeting	Meeting not required.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
--------------------------------	---

VOTE	Motion/Second: Griffith/Dodson Yeas: Allen, Dodson, Griffith, Randolph and Walker Nays: None Absent: Rosenburgh and Simmons Recused: None
ZONING COMMITTEE DISCUSSION	Staff reviewed the petition, noting it is consistent with the <i>Southwest District Plan</i> and recommended approval.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Southwest District Plan</i> and to be reasonable and in the public interest, by a 5-0 vote of the Zoning Committee (motion by Commissioner Griffith seconded by Commissioner Walker).
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
- **Public Plans and Policies**
 - The *Southwest District Plan* (1991) recommends industrial and office uses for the subject parcels.
 - The *Westside Strategic Plan* (2000) does not propose any changes from the recommendations of the *Southwest District Plan* for the subject parcels.
 - This petition is consistent with the *Southwest District Plan*.

- **STAFF RECOMMENDATION (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
-

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Neighborhood and Business Services:** No comments received.
 - **Schools:** CMS does not comment on non-residential petitions.
 - **Park and Recreation:** No comments received.
-

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** There is no site plan associated with this conventional rezoning request.
-

OUTSTANDING ISSUES

- No issues.
-

Attachments Online at www.rezoning.org

- Application Form
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- LUESA Review
- Pre-Hearing Staff Analysis
- Storm Water Review

Planner: Solomon Fortune (704) 336-8326