



Zoning Committee Recommendation

Rezoning Petition 2023-055

May 2, 2023

REQUEST

Current Zoning: MUDD-O AIR LLWCA (Mixed-Use Development District-Optional, Airport Noise Overlay, Lower Lake Wylie Critical Area)

Proposed Zoning: MUDD-O SPA AIR LLWCA (Mixed-Use Development District-Optional, Site Plan Amendment, Airport Noise Overlay, Lower Lake Wylie Critical Area)

LOCATION

Approximately 6.59 acres located on the east side of Dixie River Road near the intersection with Lynn Parker Lane.

(Outside City Limits)

PETITIONER

Charlotte Fire Department

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:

To Approve:

This petition is found to be consistent with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Community Activity Center place type 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 proposed civic/institutional use is consistent with the character of the Community Activity Center place type.
- The development standards modifications are appropriate for the proposed use and will not impact the urban design standards that apply to remainder of the previous rezoning site.
- The proposed fire station will provide services to the future River District, other recent rezonings for residential and industrial development, as well as to existing properties in the vicinity of the site.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods

- 6: Healthy, Safe & Active Communities
- 10: Fiscally Responsible

Motion/Second: Lansdell / Gaston

Yeas: Gaston, Gussman, Harvey, Lansdell, Rhodes,
Russell, 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 *2040 Policy Map*.

Commissioner Lansdell inquired if the site was envisioned as only a fire station or if a police and fire training facility was being considered. Staff replied that the site is intended only for a fire station.

PLANNER

Joe Mangum (704) 353-1908