



Zoning Committee

REQUEST	Current Zoning: R-17MF AIR (multi-family residential, airport noise overlay) Proposed Zoning: O-2(CD) AIR (office, conditional, airport noise overlay)
LOCATION	Approximately 3.3 acres located north of Interstate 85 and south of Tuckaseegee Road across from Toddville Road. Council District 3 - Mayfield
PETITIONER	Royal Panthera, LLC

ZONING COMMITTEE ACTION VOTE The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.

Motion/Second: Majeed / Spencer
Yeas: Fryday, Majeed, McClung, Nelson, Spencer, and Sullivan
Nays: None
Absent: McMillan
Recused: None

ZONING COMMITTEE DISCUSSION Staff provided a summary of the petition and noted that it is consistent with the *Westside Strategic Plan*.

Staff presented this request to the Committee and noted that all outstanding issues were addressed by the petitioner. There was no further discussion of the petition.

ZONING COMMITTEE STATEMENT OF CONSISTENCY The Zoning Committee voted 6-0 (motion by Majeed seconded by Spencer) to adopt the following statement of consistency:

The proposed rezoning is consistent with the *Westside Strategic Plan*, based on information from the staff analysis and the public hearing, and because:

- The petition is consistent with the office/business park land use recommendation for the site, as per the *Westside Strategic Plan*.

Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:

- The property is located north of Charlotte-Douglas International Airport and within the "Combined 1996 Noise Exposure/Noise Compatibility Program Noise Contours" which identifies the day/night average sound level at 65 decibels, and which is not conducive to residential development; and
- The proposed hotel use is consistent with the office/business park land use recommended for this site as per the *Westside Strategic Plan* and is more compatible with the airport functions than multi-family residential; and
- The rezoning proposes improvements to the site which include landscaping along Queen City Drive which is a frontage road for Interstate 85 and buffers adjacent to the existing single family homes; and
- The proposal also commits to an internal street that advances the City's goal for additional street network.