



Zoning Committee

---

---

**REQUEST**

Current Zoning: R-3 LLWPA, AIR (single family residential, Lower Lake Wylie Protected Area, Airport Noise Overlay) and B-1(CD) LLWPA, AIR (neighborhood business, conditional, Lower Lake Wylie Protected Area, Airport Noise Overlay)

Proposed Zoning: O-1(CD) LLWPA, AIR (office, conditional, Lower Lake Wylie Protected Area, Airport Noise Overlay)

**LOCATION**

Approximately 5.4 acres located on the east side of Little Rock Road between Tuckaseegee Road and Manderly Drive.  
(Council District 3 - Mayfield)

**PETITIONER**

LAXMI Hotels Group, Inc.

---

**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Northwest District Plan* for a portion of the site and inconsistent for the remaining portion, based on the information from the staff analysis and the public hearing and because:

- The petition is consistent with the *Northwest District Plan* recommendation for retail uses, as amended by rezoning petition 2013-017 for a portion of the site, and inconsistent for the remaining portion that is recommended for single family up to four dwelling units per acre.

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 proposed development has the hotel buildings located along Little Rock Road, on the portion of the site planned for retail, and away from the adjacent single family zoning; and
- The portion of the site that is inconsistent will be used for surface parking and a buffer abutting the residentially zoned land to the rear. However, at this time there are no existing dwellings in that area; and
- Due to the site's location within the Airport Noise Overlay, it is more suitable for commercial use than for future residential development; and
- The proposed site plan includes a future public street

connection along the northern portion of the site.

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

#### **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that a portion of the site is consistent with the adopted area plan, and inconsistent for the remaining portion. Staff noted that the petitioner submitted an email agreeing to address a request from Urban Forestry to provide tree save calculations on the site plan. The petitioner also worked with the Urban Design Manager to agree upon an additional note on the site plan pertaining to the application of windows and/or doors with clear glass on buildings. All outstanding issues had been addressed. There was no further discussion of this petition.

#### **Planner**

Claire Lyte-Graham (704) 336-3782