



Zoning Committee

REQUEST Current Zoning: B-D (distributive business) and I-1 (light industrial)
Proposed Zoning: O-2(CD) (office, conditional)

LOCATION Approximately 5.75 acres located on the south side of West Arrowood Road, west of Interstate 77.
(Council District 3 - Mayfield)

PETITIONER WaterWalk Real Estate Services, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Southwest District Plan*, based on the information from the staff analysis and the public hearing and because:

- The adopted plan recommends office land uses.

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 hotel development is consistent with the office land uses recommended for the area, as hotel uses are considered compatible to office/business park environments.
- The site is located less than 2,000 feet from the Arrowood Road and Interstate-77 interchange, which provides easy access for the traveling public.
- The proposal also commits to a new public street, internal sidewalks and a 12-foot multi-use trail that advances the City's goals for additional street and pedestrian connectivity.

Motion/Second: Sullivan / McClung

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 adopted area plan. Staff noted that the outstanding issue had been addressed and recommended approval of this petition.

Planner

There was no further discussion of this petition.

Claire Lyte-Graham (704) 336-3782