



Zoning Committee

REQUEST	Current Zoning: MUDD-O (mixed use development, optional) with five-year vested rights Proposed Zoning: MUDD-O SPA (mixed use development, optional, site plan amendment)
LOCATION	Approximately 1.79 acres located on the northeast corner at the intersection of Nations Ford Road and Tyvola Road. (Council District 3 - Mayfield)
PETITIONER	The 6125 Company, 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 plan recommends office and retail land uses as amended by rezoning petition 2016-081.

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 subject property is part of a larger multi-use development located at the Interchange of I-77 and Tyvola Road and developed with a range of commercial uses, including three hotels, an office, and a financial institution.
- A prior rezoning prohibited automobile oriented uses such as convenience stores with gasoline sales and restaurants with drive-through service windows.
- The proposed hotel and associated uses are consistent with the adopted retail and office land uses for this site, and will complement the surrounding hotel, office and residential uses.
- In addition, the site design supports pedestrian activity along Nations Ford Road and Tyvola Glen Circle, by placing the building at the back of sidewalk with parking to the side and rear for good pedestrian access to the neighborhood and other commercial establishments on the larger site.
- The proposal also provides for a number of improvements at the intersection of Tyvola Road and Nations Ford Road that will enhance pedestrian safety.

Motion/Second: McClung / Watkins
Yeas: Fryday, Gussman, McClung, McMillan, Samuel,
and Watkins
Nays: None
Absent: Ham
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition, noting the remaining outstanding issue (Fire Department) would be addressed during the permitting process. Staff stated that the request is consistent with the adopted plan. A commissioner asked about the petitioner utilizing stories versus feet to measure building height. Staff responded that it was the preference of the petitioner to use number of stories. Staff further noted that the new TOD text amendment utilizes feet.

There was no further discussion of this petition.

PLANNER

Claire Lyte-Graham (704) 336-3782