



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-130

August 4, 2026

REQUEST

Current Zoning: ML-1 ANDO (Manufacturing & Logistics 1, Airport Noise Disclosure Overlay)

Proposed Zoning: CG(CD) ANDO (General Commercial, Conditional, Airport Noise Disclosure Overlay)

LOCATION

Approximately 3.97 acres located on the west side of Business Center Drive, south of Tuckaseegee Road, and east of Calton Lane.

(Council District 3 - Mayo)

PETITIONER

Maruti Hotels, Inc.

**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 goals and policies of the *West Middle Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition may facilitate the following priority goals of the area plan:
 - 8: Diverse & Resilient Economic Opportunity may be facilitated by the hotel use generating a range of jobs across different skill levels, as well as indirectly supporting the tourism economy and Charlotte Douglas International Airport; and
- The petition is not in alignment with the *2040 Policy Map* recommendation for the Manufacturing & Logistics Place Type but meets Minor Map Amendment Criteria for a change to the Commercial Place Type.

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 site is adjacent to both CG zoning and the Commercial Place Type and meets minor map amendment criteria for a change to the Commercial Place Type from the current recommended Manufacturing and Logistics Place Type.

- The proposed hotel and CG zoning are contextually appropriate given the site's location in the Little Rock Road commercial corridor, near Interstate 85 and Charlotte Douglas International Airport. The site is within the Airport Noise Disclosure Overlay and less than one mile from the airport.
- The proposed hotel use is less intense and impactful to the adjacent residential uses than many uses permitted by right under the existing ML-1 zoning.
- Development under the CG zoning district triggers a 25' Class B landscape yard where adjacent to residential uses.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022) from the Manufacturing & Logistics Place Type to the Commercial Place Type for the site.

Motion/Second: Gaston / Millen

Yeas: Welton, Blumenthal, Gaston, Russell, Millen, Neeley, Stuart

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *West Middle Community Area Plan*.

Chairperson Welton stated that he recalled that the petitioner is intending to abandon Kanimbla Drive, as opposed to extending it into the site. Staff replied that the petitioner is required to show the extension on the rezoning site plan but has the right to request abandonment of the Kanimbla Drive stub and has initiated that process.

Commissioner Russell asked for clarification regarding the open space in terms of who it is intended to serve. Staff replied that, unless specifically marked as public open space, it is intended for occupants of the hotel. Staff added that open space notes, as requested by staff, were drafted in coordination with urban design and land development staff.

Commissioner Russell asked if access limitations were enforceable. Staff replied that it is important to distinguish between common open space, which is open only to residents or occupants of the site, versus public open space, which is intended to be open to all members of the public.

Commissioner Stuart stated that common implies publicly accessible. Staff replied that they will continue to work with other planning staff and with petitioners to clarify the intention of open space on rezoning plans.

PLANNER

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