

Petition 2017-100 by Laxmi Hotels Group, Inc.

To Approve:

The 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 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 the 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.

To Deny:

The 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 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.

However, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by Zoning Committee)

Motion by: Friday, Spencer, Majeed, McClung, Nelson, McMillian, or Sullivan

Motion to: Approve, Deny, Defer to _____.

Choose one: as it appears before us.
as presented by _____
as modified as follows: _____

And the adoption of the consistency statement

Choose one: as it appears before us.
as presented by _____
as modified as follows: _____

Second by: Friday, Spencer, Majeed, McClung, Nelson, McMillian, or Sullivan

Vote: _____ Recused: _____ Absent: _____