

Petition 2019-001 by The 6125 Company, LLC

To Approve:

The petition is found to be consistent with the *Southwest District Plan*, based on 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 the 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.

To Deny:

The petition is found to be consistent with the *Southwest District Plan*, based on 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.

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:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused: