

Petition 2019-089 by Alpa Parmar

To Approve:

This petition is found to be **inconsistent** with the *Westside Strategic Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office/business park land uses.

(However, 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 site plan is inconsistent with the office/business park land uses recommended for this site, but the retail, restaurant, and hotel uses proposed are compatible with surrounding land uses.
- The site is located along a frontage road to Interstate 85, just north of Charlotte-Douglas International Airport, where retail and hotel uses are appropriate.
- The proposed uses compliment recent hotel developments in the area.
- A 56.25' Class B buffer with 6' solid fence around the perimeter of the site will provide screening of the project from adjacent properties, including single family homes to the northwest of the site.

The approval of this petition will revise the adopted future land use as specified by the *Westside Strategic Plan*, from office/business park land uses to retail land uses for the site.

To Deny:

This petition is found to be **inconsistent** with the *Westside Strategic* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office/business park land uses.

(Therefore, 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 the Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: