

Petition 2025-130 by Maruti Hotels, Inc.

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.

To Deny:

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.

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 the Zoning Committee)