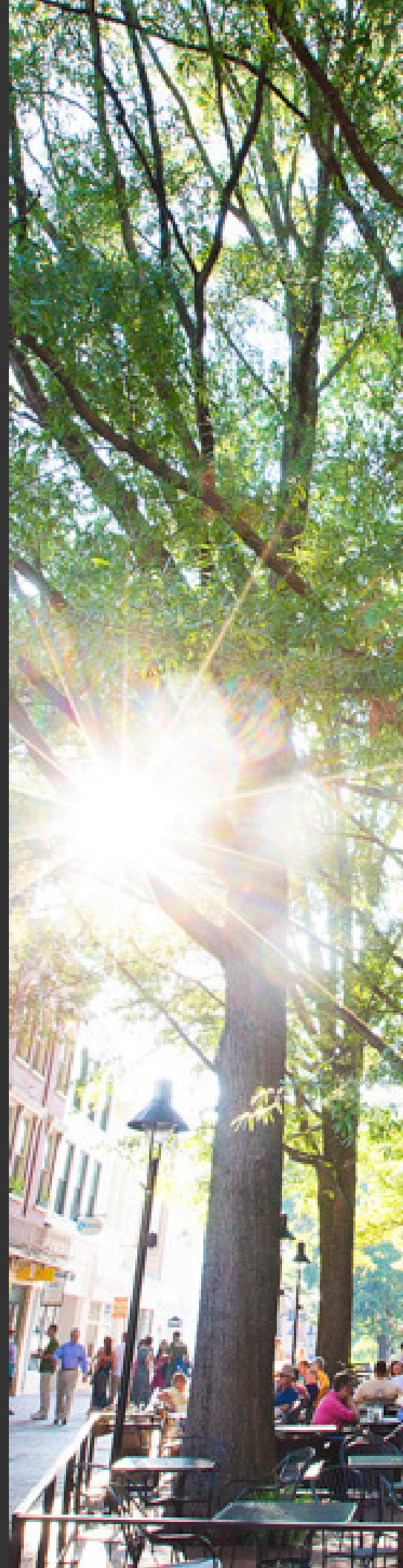


Airport Road Phase 3

Zoning Map Amendment Application

Community Meeting • April 11, 2024



LINE AND GRADE

Community Meeting

ZONING MAP AMENDMENT APPLICATION

I. INTRODUCTION

Request

Context

Existing Site

II. THE PROPOSAL

Concept Plan

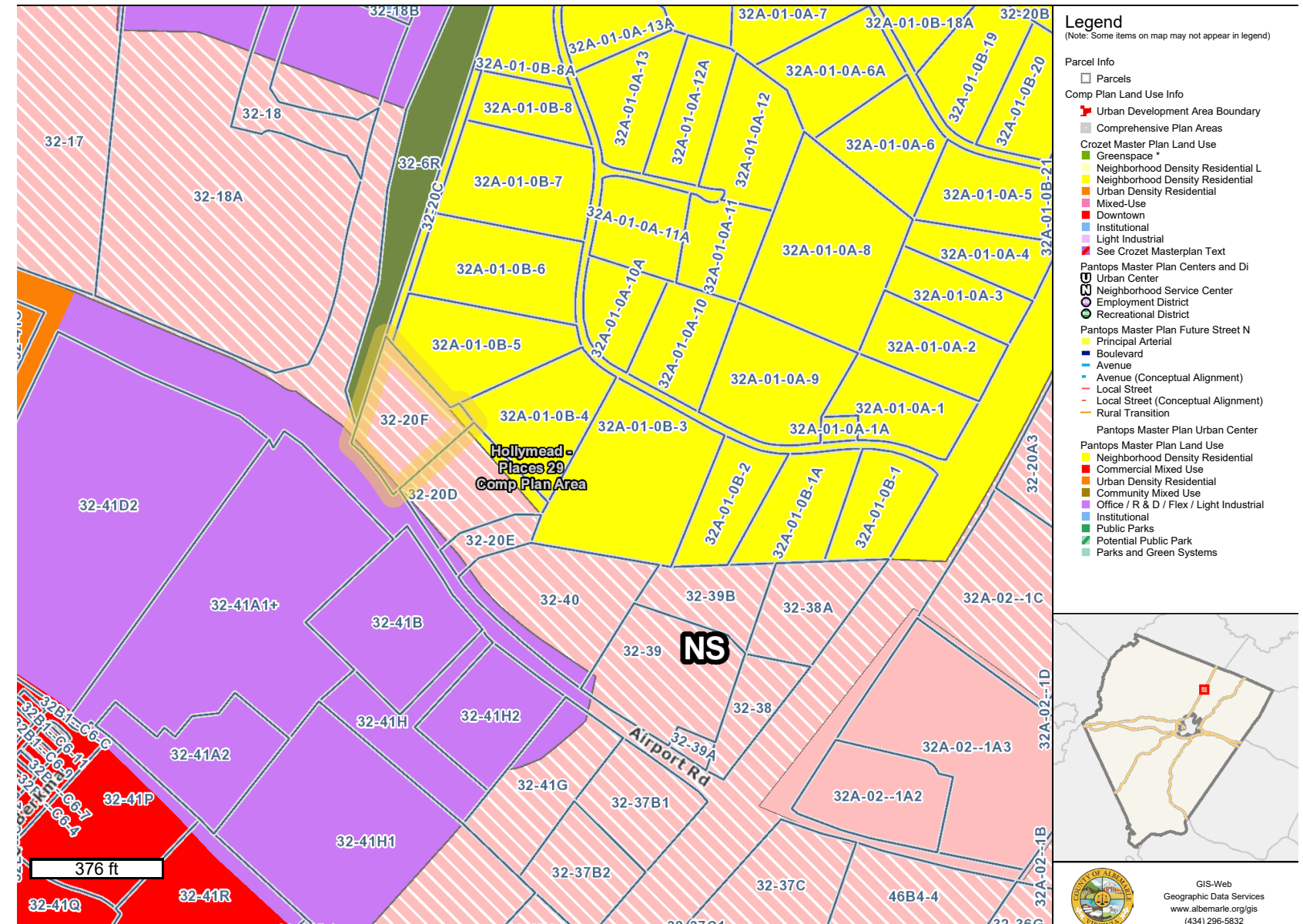
Addressing Impacts

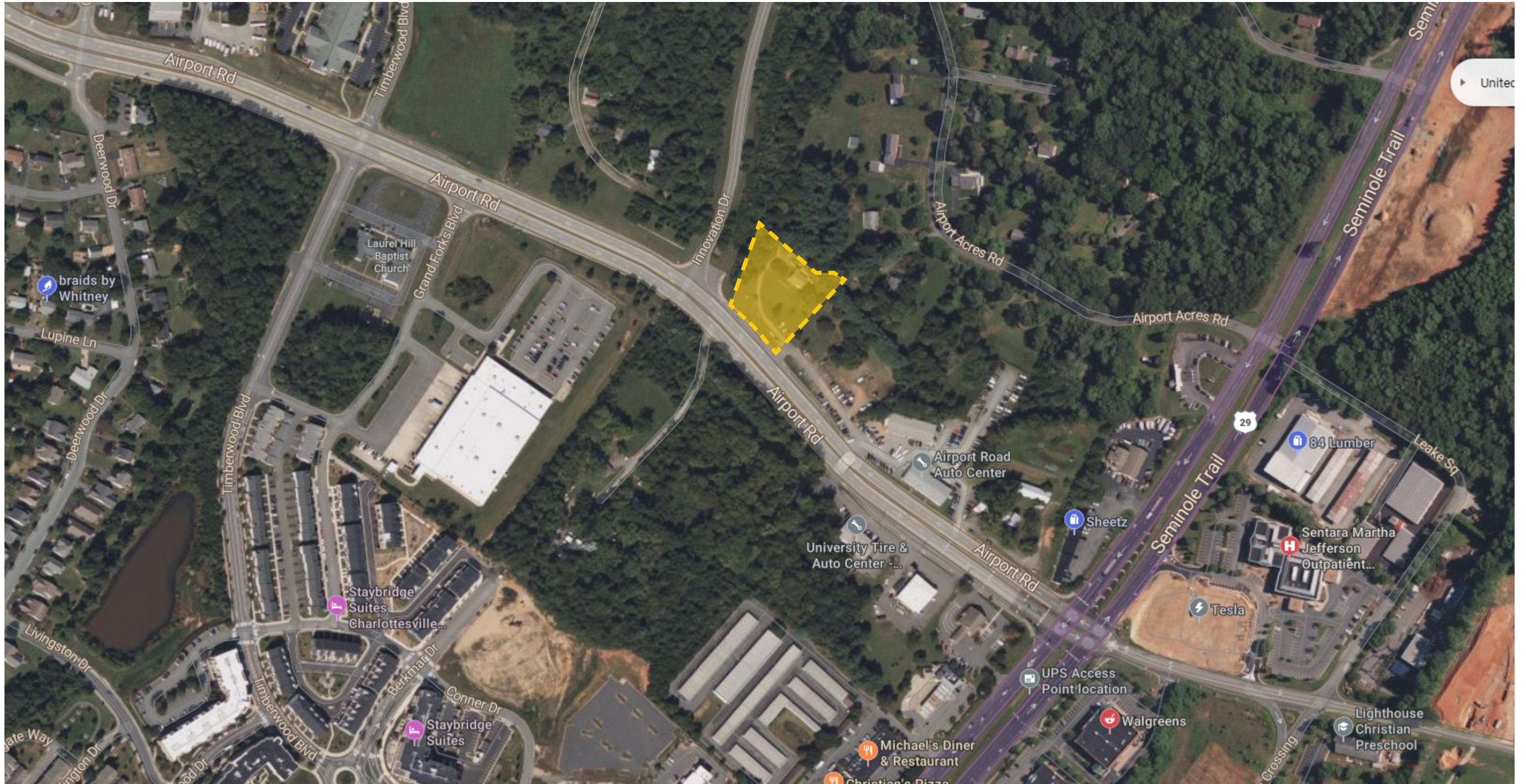
I. INTRODUCTION

Request

II. THE PROPOSAL

Airport Auto Investments Phase 3 LLC would like to formally request a **Zoning Map Amendment (ZMA)** from **Residential (R1)** to **Highway Commercial (HC)** at tax map parcel 32-20F. The subject parcel has long been a single-family residential property. However, it is located directly off of a **4-lane minor arterial roadway** on land that is designated by the County's Comprehensive Plan as **Urban Mixed Use** in a Neighborhood Service Center.





Existing Site

1. Currently zoned R-1 with single family residence on property
2. Airport Road is an Entrance Corridor
3. Airport Road is 4-lane minor arterial

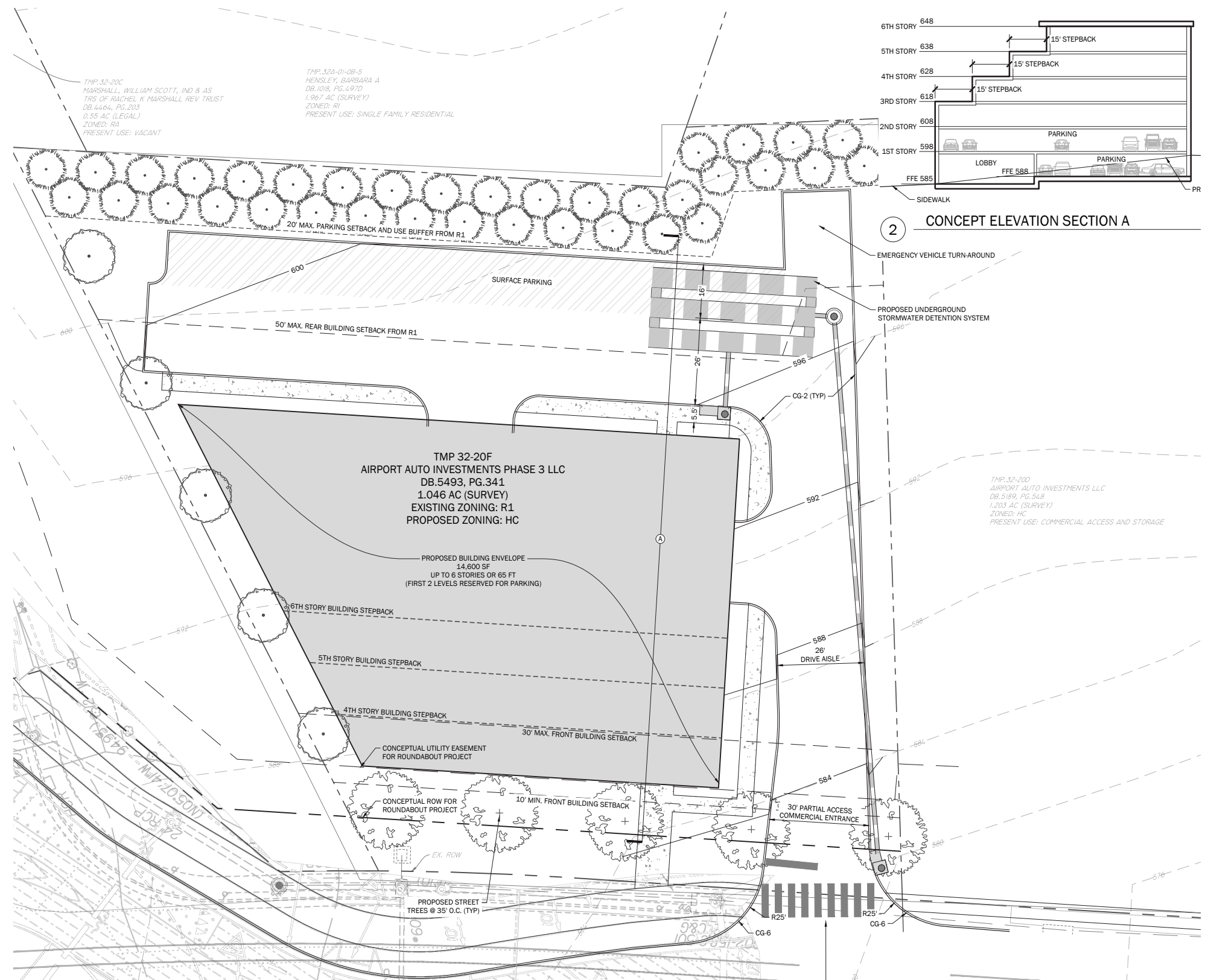


II. THE PROPOSAL

Concept Plan

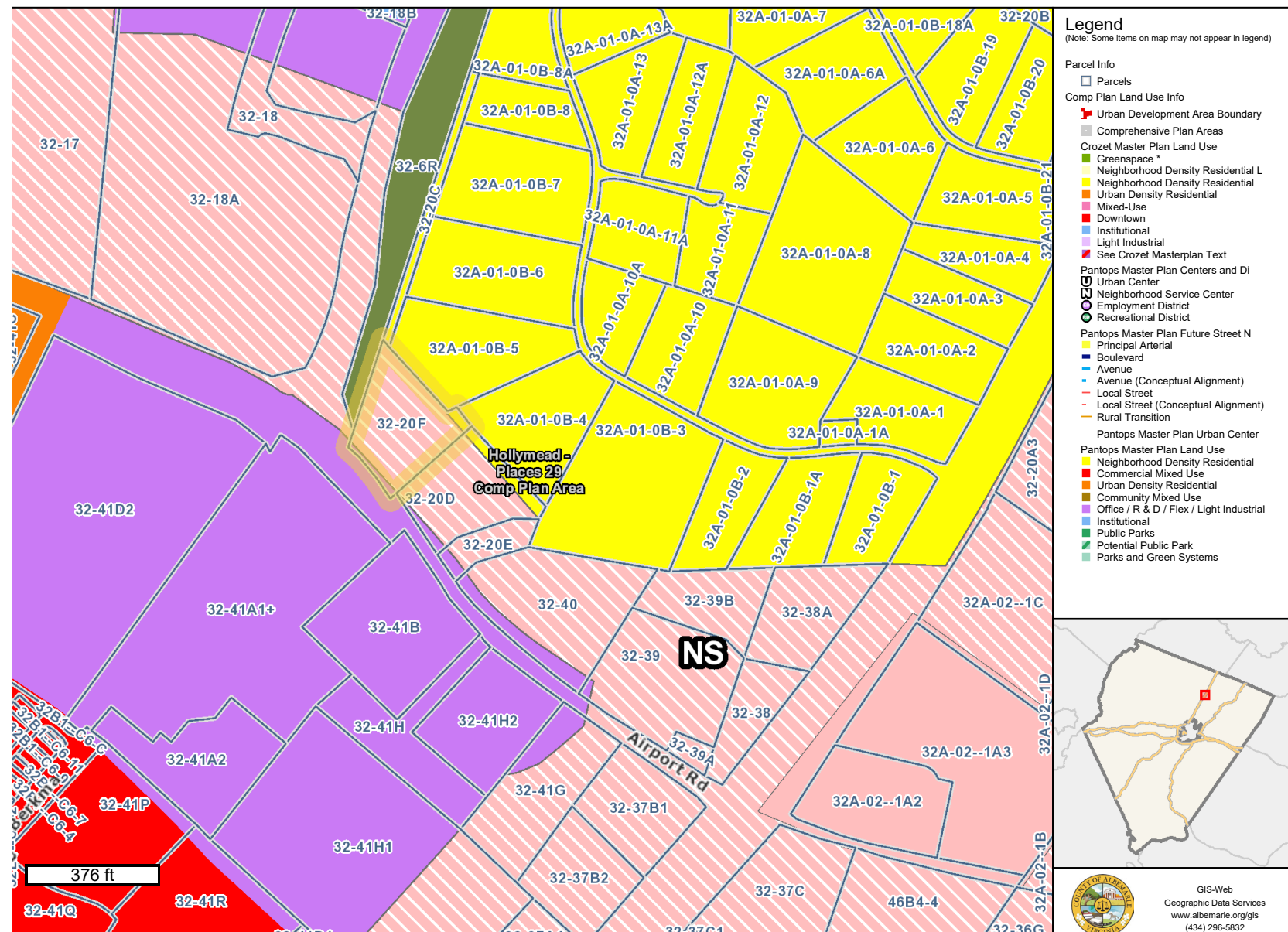
1. Exact use not proposed at this time
2. Concept plan is for a 6-story hotel
3. 4th story and above will be stepped back 15 ft each
4. Some surface parking in rear of site
5. Concept takes into consideration proposed roundabout at Airport Road and Innovation Drive

II. THE PROPOSAL



Addressing Impacts

- Maintains 20 ft use buffer adjacent to residential properties
- Proposal to proffer certain uses which are not compatible with Comprehensive Plan for this location, including:
 1. Self service storage facilities
 2. Machinery and equipment sales/rental
 3. Wholesale distribution
 4. Storage yards
 5. Manufacturing/Processing/Assembly/Fabrication/Recycling
 6. Storage/Warehousing/Distribution/Transportation



QUESTIONS?