# Zoning Committee Recommendation

## Rezoning Petition 2017-158

**January 4, 2018**

## REQUEST

Current Zoning: R-12MF (multi-family residential)  
Proposed Zoning: B-2 (general business)

## LOCATION

Approximately 0.86 acres located on the north side of Albemarle Road east of Blair Road.  
(Outside City Limits)

## PETITIONER

Roman C. Garcia

## ZONING COMMITTEE ACTION

The Zoning Committee vote 7-0 to recommend APPROVAL of this petition.

**Motion/Second:** Sullivan / Nelson  
**Yeas:** Fryday, Majeed, McClung, McMillan, Nelson, Spencer, and Sullivan  
**Nays:** None  
**Absent:** None  
**Recused:** None

## ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

There was no further discussion of this petition.

## ZONING COMMITTEE STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 (motion by Sullivan seconded by Nelson) to adopt the following statement of consistency:

The proposed rezoning is consistent with the *East District Plan*, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends retail uses for the subject property.

Therefore this petition was found to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The portion of the property fronting along Albemarle Road is zoned B-2 (general business) while the rear portion of the property is zoned R-12 MF (multi-family residential).
- The proposed rezoning will result in the entire property being uniformly zoned; and
- The site is located between property proposed for retail/multi-family residential uses in B-1(CD) (neighborhood business, conditional) zoning, and the parking area and outdoor ball field for an elementary school in R-3 (single family residential) zoning; and
• Office and retail uses allowed in the B-2 (general business) district are compatible with the business zoning to the south and west of the subject property along Albemarle Road.

**Planner**

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