



Zoning Committee

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<b>REQUEST</b>	Current Zoning: O-1(CD) (office, conditional) Proposed Zoning: : O-1(CD) SPA (office, conditional, site plan amendment)
<b>LOCATION</b>	Approximately 0.42 acres located on the east side of North Sharon Amity Road, north of Clearmont Avenue, south of Central Avenue. (Council District 5 - Newton)
<b>PETITIONER</b>	Ricardo Torres

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**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Eastland Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan reflects the office use per previous rezoning petition 1999-32.

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

- The proposed request allows the expansion of an existing office located in a dwelling converted for office use; and
- The site's location between business and multi-family residential districts makes the proposed O-1(CD) (office, conditional) district an acceptable land use and zoning transition; and
- The proposed 16-foot planting strip will preserve space for a future proposed buffered bike lane.

Motion/Second: McClung / Sullivan

Yeas: Fryday, Majeed, McClung, McMillan, Spencer, and Sullivan

Nays: None

Absent: Nelson

Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan. Staff pointed out a minor decrease of the Class C buffer from 7.6 feet to 7.5 feet abutting

residential zoning with a minimum six-foot tall fence around the entire perimeter.

There was no further discussion of this petition.

**Planner**

Sonja Sanders (704) 336-8327