



Zoning Committee

REQUEST	Current Zoning: R-17MF (multi-family residential) Proposed Zoning: B-1 (neighborhood business)
LOCATION	Approximately 0.38 acres located on the north side of Monroe Road west of Commonwealth Avenue. (Council District 5 - Newton)
PETITIONER	Charlie Casselmen

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

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

- The area plan recommends office and retail uses for the site.

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:

- Properties on either side of the subject property on the same side of Monroe Road are currently zoned B-1 (neighborhood business); and
- The properties within this area of Monroe Road are predominately non-residential uses; and
- Rezoning the property to B-1 will establish a more cohesive zoning boundary and enable the site to be incorporated with adjacent parcels for development/ redevelopment subject to the same zoning standards.

Motion/Second: McClung / Sullivan
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.

PLANNER Sonja Sanders (704) 336-8327