



Zoning Committee

REQUEST Current Zoning: NS (Neighborhood Services)
Proposed Zoning: NS SPA (Neighborhood Services, site plan amendment)

LOCATION Approximately 10.63 acres located on the northeast corner of Lancaster Highway and Providence Road West.
(Council District 7 - Driggs)

PETITIONER Somera Road Inc.

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 *South District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommendation is for mixed office and retail use.

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 subject property is an existing mixed office and retail center built in 2005 with specific limitations on the location, quantity, and types of uses within the center; and
- The petition seeks to clarify the uses permitted, and specify prohibited uses; and
- The petition also amends the types of uses allowed for the multi-tenant buildings located along the public street frontages, away from adjoining residential properties; and
- The petition does not propose any new buildings or building expansions on the site; the only changes would occur inside the existing buildings related to the types of uses allowed.

Motion/Second: McClung / Gussman

Yeas: Fryday, Gussman, Ham, McClung, McMillan, Samuel, and Watkins

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

John Kinley (704) 336-8311