



Zoning Committee

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**REQUEST**

Current Zoning: B-1 (neighborhood business)  
Proposed Zoning: NS (neighborhood services)

**LOCATION**

Approximately 0.90 acres located on the south side of East 36<sup>th</sup> Street between The Plaza and Holt Street.  
(Council District 1 - Egleston)

**PETITIONER**

Greg Godley

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

- The plan recommends retail uses.

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 site is currently developed with a retail use, which is proposed to be repurposed for uses allowed in the NS (neighborhood services) district; and
- The site is located on a commercial corridor that serves surrounding neighborhoods; and
- The uses allowed by NS (neighborhood services) would provide goods and services to the residents of the adjoining neighborhoods; and
- Enhanced streetscape along E. 36<sup>th</sup> Street will enhance walkability in area.

Motion/Second: Samuel / Ham

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.

A committee member asked if there is a buffer around the patio proposed at the rear of the property that abuts the alley and

residential property. Staff responded that buffers are not required in the NS district but the site plan reflects a six-foot tall screening fence at the rear of the patio area abutting the alley. Staff noted that any eating/drinking/entertainment establishment Type 2 use located on the site will be subject to separation and noise requirements set forth in the ordinance.

There was no further discussion of this petition.

**PLANNER**

Sonja Sanders (704) 336-8327