



Zoning Committee

REQUEST

Current Zoning: MUDD-O (mixed use development, optional) and NS (neighborhood services)
Proposed Zoning: MUDD-O SPA (mixed use development, optional, site plan amendment) and NS SPA (neighborhood services, site plan amendment)

LOCATION

Approximately 13.18 acres located on the west side of East Independence Boulevard generally surrounded by Monroe Road, Idlewild Road, Independence Boulevard and Long Avenue.
(Council District 5 - Newton)

PETITIONER

Eastside Connections JV, LLC

**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 plan recommends mixed non-residential development.

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 commercial development approved in 2017 a portion of which is complete and part is under construction.
- The petition seeks a 15,000 square foot increase, from 68,000 square feet to 83,000 square feet, in the allowed building square footage for the MUDD-O areas.
- The proposal will allow the petitioner flexibility to accommodate tenants and possible future building expansions.
- The proposal maintains/ carries over development standards and commitments from the previously approved petition.

Motion/Second: Watkins / 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