

**ZONING COMMITTEE
RECOMMENDATION
March 1, 2006**

Rezoning Petition No. 2006-025

Property Owner: Bonnie Stafford and Sylvia Ponce

Petitioner: Bonnie Stafford and Sylvia Ponce

Location: Approximately .35 acres located south of Lantana Avenue and east of Sharon Amity Road.

Request: R-17 MF, multi-family residential district to O-1 (CD), office conditional district

Action: The Zoning Committee unanimously recommended **APPROVAL** of this petition.

Vote:

Yeas:	Carter, Cooksey, Farman, Howard, Hughes, Ratcliffe, Sheild
Nays:	None
Absent:	None

Summary of Petition

This petition proposes to rezone from R-17 MF to O-1(CD) to allow the conversion of the existing residential structure to a hair salon and spa. The site plan associated with this petition indicates that the residential character of the structure is to remain with no additions. The petitioner will provide street trees and sidewalk along Lantana Avenue and all existing trees are to be preserved. The exiting fence along Sharon Amity and Lantana will be removed and ten-foot buffers will be provided along the property lines with adjacent residential zoning/uses.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted that all outstanding site plan comment had been addressed. The petition is appropriate for approval.

Statement of Consistency

Commissioner Carter made a motion to find this petition consistent with the Transit Station Area Principles. Commissioner Howard seconded the motion, which was approved unanimously.

Vote

Upon a motion made by Howard and seconded by Cooksey, the Zoning Committee unanimously recommended approval of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.