

**ZONING COMMITTEE  
RECOMMENDATION  
May 28, 2008**

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**Rezoning Petition No. 2008-063**

**Property Owner:** Carrier Centers, LLC

**Petitioner:** Arthur Yessayan

**Location:** Approximately 10.49 acres located on the west side of Beam Road between Center Park Drive and Shopton Road.

**Center, Corridor, or Wedge:** Center

**Request:** I-1(CD, light industrial conditional district to B-D(CD), business distributive conditional district

**Action:** The Zoning Committee unanimously voted to recommend **APPROVAL** of this petition.

**Vote:**

Yeas:	Howard, Johnson, Lipton, Randolph, Rosenburgh, and Sheild
Nays:	None
Absent:	Loflin

**Summary of Petition**

This request would allow the site to develop with warehouse/office and all other uses allowed in the BD district in conjunction with an adjoining BD(CD) parcel. It would also eliminate a buffer adjoining BD(CD) zoning, provide a new building layout and reduce the allowable square footage from 155,000 to 150,000.

**Zoning Committee Discussion/Rationale**

Staff reviewed the petition and noted all site plan issues were resolved prior to the public hearing. The petition is consistent with the *Southwest District Plan* and staff recommended approval.

**Statement of Consistency**

Upon a motion made by Commissioner Randolph and seconded by Commissioner Lipton the Zoning Committee unanimously found this petition to be consistent with the *Southwest District Plan* and reasonable and in the public interest.

**Vote**

**Upon a motion made by Commissioner Randolph and seconded by Commissioner Lipton the Zoning Committee voted unanimously to recommend APPROVAL of this petition.**

**Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.