



Zoning Committee

REQUEST

Current Zoning: B-2 (general business) and B-2(CD) (general business, conditional)
Proposed Zoning: B-2(CD) (general business, conditional) and B-2(CD) SPA (general business, conditional, site plan amendment)

LOCATION

Approximately 42.41 acres located on Wallace Road between Woodberry Road and E. Independence Boulevard.
(Council District 5 - Newton)

PETITIONER

RENC CH LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 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 retail uses south of Wallace Road based on a prior rezoning.
- The plan recommends mixed office and retail uses north of Wallace Road.

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 plan for most of the property is a minor revision of that approved by rezoning petition 2016-141.
- The site plan also includes a small additional parcel north of existing Wallace Road, including an improved realignment of the road.
- The site is located along a major highway and commercial corridor. The proposed zoning would allow uses consistent with the existing uses and zoning in this area along Independence Boulevard.
- The conditional plan continues to preserve right-of-way across the site for the future LYNX Silver Line alignment where it transitions from Monroe Road to Independence Boulevard as well as rights-of-way for the Wallace Road South alignment, Independence Boulevard widening, and the proposed Sharon Forest Drive overpass.

Motion/Second: Nwasike / Wiggins
Yeas: Gussman, Ham, McClung, Nwasike, Watkins,
and Wiggins
Nays: None
Absent: None
Recused: Spencer

**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