



Zoning Committee

REQUEST

Current Zoning: B-1(CD) (neighborhood business, conditional)
Proposed Zoning: B-1 (neighborhood business)

LOCATION

Approximately 1.15 acres located on the north side of West Boulevard, west of Holabird Lane.
(Council District 3 - Watlington)

PETITIONER

Jamario Rickenbacker

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 5-2 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 land use for this site.

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 petition is consistent with the adopted retail land use for the site.
- The site is already zoned for a convenience store under the current B-1(CD) zoning.
- The site is on West Boulevard, a state maintained existing major thoroughfare.

Motion/Second: McClung / Ham

Yeas: Ham, McClung, Nwasike, Watkins, and Wiggins

Nays: Gussman and Spencer

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.

One of the committee members asked whether or not a service station would be permitted in this location under the proposed conventional B-1 zoning. Staff confirmed that a service station is permitted under B-1 zoning and that would be one of the possible uses in this location.

Another committee member asked what are the conditions that were approved for this site under the current approved zoning. The previously approved site plan restricted the land use of the site to a retail store and did not provide community-oriented conditions. Another committee member asked whether or not a service station would be allowed with the current zoning of the property. Staff confirmed that service stations would not be allowed under the current zoning.

Another committee member asked whether or not an EV station would be allowed under B-1. Staff confirmed that an EV station could be included as a service station.

There was no further discussion of this petition.

MINORITY OPINION

The dissenting committee members do not feel a gas station is appropriate in a conventional B-1 zoning of this property.

PLANNER

Lisa Arnold (704) 336-5967