

**ZONING COMMITTEE  
RECOMMENDATION  
April 25, 2007**

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**Rezoning Petition No. 2007-044**

**Property Owner:** Donald P. Renaldo

**Petitioner:** James Bennett, ENSI Development Co.

**Location:** 6191 E. Independence Boulevard

**Center, Corridor  
or Wedge:** Corridor

**Request:** B-2, business, and B-2(CD), business, conditional district, to  
BD(CD), distributive business, conditional district

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

**Vote:** Yeas: Carter, Chiu, Randolph, Ratcliffe, Sheild, and Simmons

Nays: None

Absent: Loflin

**Summary of Petition**

This petition seeks to rezone 4.42 acres to BD(CD) to allow up to 94,000 square feet for a self-storage facility. The site plan accompanying the petition includes the following:

- Two new one-story buildings will be added to the site, totaling 7,200 square feet.
- An ornamental brick and wrought iron wall with additional landscaping will be added to the site along Wallace Lane from the corner of the existing building to the east side of the property.
- A Class B (50') buffer will be provided along the north side of the property, and a Class B (70') buffer will be provided on the east property line. Both will be supplemented in adjoining areas to meet the planting standards of a Class A buffer.
- A 6' sidewalk and an 8' planting strip will be added along Wallace Lane, and an 8' sidewalk and 8' planting strip will be added along Independence Boulevard.
- Wall signs will be limited in size to 100 square feet per wall. A detached sign will be placed along Independence Boulevard, not to exceed 50 square feet in size, and 7' in height.

**Zoning Committee Discussion/Rationale**

Keith MacVean summarized the petition and the zoning in the immediate area. He noted this was an adaptive reuse of the old Rhodes Furniture store site. The petition would allow two new buildings on the site, totaling 7,200 square feet. An existing parking area will be removed in

front of the existing building, and replaced with landscaping and sod. New architectural details will be added to the existing building, and several loading dock areas will be removed. A decorative, brick and wrought iron fence with brick columns and base will be added to the site along Wallace Lane, and planted with additional landscaping to soften the edge. A Class B buffer will be provided along the north and east side. All site plan comments have been addressed.

Mr. MacVean noted that a Variance requesting an 8' side yard has to receive approval prior to City Council's decision on this rezoning request.

This reasoning request is appropriate and reasonable, even though it is inconsistent with the Southeast Transit Corridor. Any type of transit along Independence will be delayed for a number of years.

### **Statement of Consistency**

Upon a motion by Commissioner Sheild, and a second by Commissioner Carter, the Zoning Committee unanimously found this petition to be inconsistent with the *East District Plan* and the *Transit Station Area Principles*, but reasonable and in the public interest.

### **Vote**

**Upon a motion by Commissioner Simmons, and a second by Commissioner Carter, the Zoning Committee unanimously voted to recommend approval of this petition.**

### **Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.