



Zoning Committee

REQUEST Current Zoning: B-1(CD) (neighborhood business, conditional)
Proposed Zoning: UR-C (urban residential – commercial)

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 5-0 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.
- The UR-C zoning district allows for commercial, and residential uses, while eliminating auto oriented uses such as drive-thru windows, gas stations, auto sales, and auto repairs.

Motion/Second: McClung / Nwasike
Yeas: Gussman, Ham, McClung, Nwasike, and Watkins
Nays: None
Absent: Wiggins and Spencer
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 wanted to confirm that gas stations were not permitted in UR-C. Staff confirmed that UR-C does not allow gas stations as a permitted use.

There was no further discussion of this petition.

PLANNER Lisa Arnold (704) 336-5967