



Zoning Committee

REQUEST

Current Zoning: O-2 (office)
Proposed Zoning: B-1(CD) (neighborhood business, conditional)

LOCATION

Approximately 0.92 acres located on the west side of N. Sharon Amity Road, north of Central Avenue.
(Council District 1 - Egleston)

PETITIONER

Tzeggai Yohannes

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the *Eastland Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends office land uses.

However, 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 adopted policy is intended to concentrate retail and commercial development near the intersection of Central Avenue and Sharon Amity Road. The subject property is located directly behind retail uses fronting Central Avenue, with one remaining lot zoned O-2 (office) located between the site and the abutting single family residential zoning and land uses, which will serve as a transition to the abutting residential uses.
- No building expansions are proposed and the required tree save area is located abutting the multi-family residential zoning and land use at the rear of the site.
- A new planting strip and sidewalk along N. Sharon Amity Road will be added.
- A 25-foot "Class B" buffer is required abutting the residential zoning land use to the rear of the site, which may be reduced by 25% with the installation of a fence, wall or berm.

The approval of this petition will revise the adopted future land use as specified by the Central District Plan, from office uses to retail uses for the site.

Motion/Second: McClung / Gussman
Yeas: Fryday, Gussman, Ham, McClung, McMillan,
Samuel, and Watkins
Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

Sonja Sanders (704) 336-8327