



Zoning Committee

REQUEST

Current Zoning: B-1SCD (Business, shopping center)
Proposed Zoning: O-1 (office)

LOCATION

Approximately 2.94 acres located at the northwest intersection of Nations Ford Road and Forest Point Boulevard, north of West Arrowood Road.

(Council District 3 - Watlington)

PETITIONER

Hugh Elder

**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:

To Approve:

This petition is found to be **consistent** with the *Southwest District Plan* (1991) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office uses at this site.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The site is directly adjacent to existing office land uses and parcels zoned O-1.
- This rezoning would allow for the vacant site to be developed with uses that are consistent with the proposed land use for this area.
- The current conditional plan for the site is from a 1998 rezoning which changed the zoning district to B-1SCD and calls for retail and office uses for these parcels, which are compatible uses under the O-1 zoning district. Although the uses under the proposed and existing zoning are comparable, if approved, this rezoning petition would allow for the underutilized site to develop under a zoning district that is in the current Zoning Ordinance rather than B-1SCD which is no longer a district included in the Ordinance.

Motion/Second: Blumenthal / Chirinos
Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel,
and Welton
Nays: None
Absent: Spencer
Recused: None

**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

Holly Cramer (704) 353-1902