



Zoning Committee

REQUEST

Current Zoning: R-17MF (multi-family residential)
Proposed Zoning: B-1 (neighborhood business)

LOCATION

Approximately 0.38 acres located on the north side of Monroe Road west of Commonwealth Avenue.
(Council District 5 - Newton)

PETITIONER

Charlie Casselmen

**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 consistent with *the Independence Boulevard Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The area plan recommends office and retail uses for the 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:

- Properties on either side of the subject property on the same side of Monroe Road are currently zoned B-1 (neighborhood business); and
- The properties within this area of Monroe Road are predominately non-residential uses; and
- Rezoning the property to B-1 will establish a more cohesive zoning boundary and enable the site to be incorporated with adjacent parcels for development/ redevelopment subject to the same zoning standards.

Motion/Second: McClung / Sullivan

Yeas: Fryday, Majeed, McClung, McMillan, Nelson, Spencer, and Sullivan

Nays: None

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.

There was no further discussion of this petition.

PLANNER

Sonja Sanders (704) 336-8327