



Zoning Committee

REQUEST

Current Zoning: O-2 (office)
Proposed Zoning: R-4 (single family residential)

LOCATION

Approximately 0.33 acres located on the east side of Pinecrest Avenue, north of Commonwealth Avenue.
(Council District 1 - Egleston)

PETITIONER

Mark Heisig

**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 plan recommends residential up to 4 units per acre.

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 parcel is surrounded by single family homes.
- The request is consistent with the adopted area plan and will bring this property into compliance with the plan.

Motion/Second: McClung / Nwasike

Yeas: Gussman, Ham, McClung, Nwasike, Spencer, Watkins, and Wiggins

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff presented the request to the Committee noting the proposal is consistent with the plan. A commissioner noted that downzoning to the actual existing residential use was appropriate and may offer a much lower tax rate than the current office zoning. There was no further discussion of this request.

PLANNER

Claire Lyte-Graham (704) 336-3782