



Zoning Committee

REQUEST

Current Zoning: B-1 PED-O (neighborhood business, pedestrian overlay, optional)

Proposed Zoning: B-1 PED-O (SPA) (neighborhood business, pedestrian overlay, optional, site plan amendment)

LOCATION

Approximately 0.225 acres located along the west side of Freedom Drive and along the north side of West Morehead Street

(Council District 3 - Watlington)

PETITIONER

Pinkys, LLC

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:

This petition is found to be consistent with the *West Morehead Pedscape Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends retail.

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 proposed rezoning petition is consistent with the adopted retail land use for this site.
- The parking space reduction is consistent with the objectives of the Pedestrian Overlay Zoning district for the area, which encourages a pedestrian friendly form of development.
- The site is located near existing bus stops and located within 0.25 mile of the proposed silver line transit station.
- The existing streetscape appears to be in compliance with the ordinance and optional request allows the streetscape to remain as is.

Motion/Second: Barbee / Blumenthal

Yeas: Barbee, Blumenthal, Kelly, Nwasike, Samuel, and Welton

Nays: None

Absent: McMillan

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 stated that it was good to see the neighborhood in support of this petition.

There was no further discussion of this petition.

PLANNER

Lisa Arnold (704) 336-5967