



Zoning Committee

REQUEST

Current Zoning: B-1 (neighborhood business)
Proposed Zoning: NS (neighborhood services)

LOCATION

Approximately 2.376 acres located along the west side of Park Road, east of McDonald Avenue, and south of Ideal Way.
(Council District 1 - Egleston)

PETITIONER

The Courtyard at Park Road, LLC

**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 *Dilworth Land Use and Streetscape Plan*, based on the information from the staff analysis and the public hearing and because:

- The petition is consistent with the *Dilworth Land Use and Streetscape Plan (2006)* recommendation of residential/office/retail uses.

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 rezoning request is consistent with the adopted land use plan recommendation and with the current mix of uses in the shopping center.
- The proposed NS district allows all uses in the B-1 zoning district.
- The request will provide more parking than required under the proposed NS district.
- The request does not involve expansion of the existing building.

Motion/Second: Barbee / Kelly

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

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition, revisiting the purpose of the request to modify parking ratios to accommodate adjustments in proposed uses in an existing building. Staff noted

the change since public hearing was the addition of a note committing to installing the required streetscape in the event the existing building is expanded or demolished. A Commissioner asked if the existing building would remain, and staff responded that the proposal did not involve any expansions to the existing building. There was no further discussion of the request. Staff noted that it is consistent with the adopted area plan.

PLANNER

Claire Lyte-Graham (704) 336-3782