

The next item, under **New Business**, was a **to Consider the Rezoning of 20160 Mack Avenue (Rezoning from RO-1 to C)**.

Commissioner Hamborsky provided the history of this topic and the commission's original recommendation to Council who subsequently requested that the Commission revisit the recommendation. The Master Plan was discussed along with the lack of demand for RO-1 properties.

Planner Jackson provided an overview of the objectives and plans to implement the Master Plan and apply the approved mixed-use corridor so all residents and occupants can enjoy a vibrant corridor. A single purpose district is not economically resilient and that is why the Master Plan encourages a Corridor Mixed Use district. Of the 4 non-resident zoning districts within the city, the Commercial district most closely aligns with the concepts spelled out in the Master Plan. The Commercial district allows for office usage, retail usage, service usage, and allows on a restrictive basis, restaurants. Restaurants have to go through a Special Land Use process. This particular property, due to its location, width and depth, makes it appropriate for commercial use.

Bruce Nichols and Justin Buccellato, representing the applicant, stated that they've revised the site plan, have attempted mediation with the residents, have adhered to the guidance within the Master Plan, and it appears, by the number of lawn signs, that there is a general opposition to rezoning of any type. Mr. Buccellato is very interested in creating a beautiful property, in harmony with the city, to replace the existing dilapidated building.

Commissioner Hamborsky reiterated the Master Plan's description of the Corridor Mixed Use and the vision statement that was the result of the 10-to-20-year plan for the city. The Commercial district allows for the greatest usage, while RO-1 zoned properties will remain stagnant. Other cities have mechanisms called PUDs (Planned Unit Development) and contract-based zoning which are tied to a specific site plan. PUDs allow negotiation between the applicant and the city, while contract-based zoning is a type of usage proposed by the applicant and the city agrees or disagrees (yes/no). There is no negotiation. These mechanisms may be something the city should consider

Commissioner O'Keefe spoke from a realtor and a resident perspective and addressed some of the things she's heard or read about resident commentary about this project. Facts on improved real estate values, positive neighborhood revitalizations, and the desire of potential residents for walkability were provided. Existing buildings in the city are very old and very expensive to renovate, and are sitting empty due to that and high rent costs. As a resident living next to the Bucharest parking lot, she has not experienced any higher traffic, rodent issues, trash, or noise and have found the owners to be very responsive to any issue.

Commissioner Fuller provided data from GPW Public Safety & the Building Dept. related to the Bucharest/Crispelli's location, and there have been minimal complaints about traffic, rodents, trash, noise, or altercations. He also stated that most concerns from residents centered around the site plan and that the applicant has made numerous changes to the site plan that seem to resolve all those issues, and their input has made a tremendous number of changes to the plans.

MOTION by Marx, seconded by O'Keefe, that the Planning Commission reaffirm their prior recommendation to City Council to rezone 20160 Mack Avenue from RO-1 to C.

Motion carried by the following vote:

YES: Fuller, Gilezan, Hamborsky, Marx, O'Keefe,

NO: None

ABSENT: Fenton, Vitale

City Council to schedule a Public Hearing on August 18, and if approved, it will go to a Second Reading possibly in September 2025.