

PLANNING COMMISSION EXCERPT
12-9-25 – 50

The next item, under New Business, is to **Consider the Rezoning (Map Amendment) for 1925 Vernier Road from RO-1, Restricted Office, to C, Commercial Business.**

Planner Mangan provided an overview of the application, the review that was done, and read the findings of facts that support McKenna's recommendation for approval to City Council.

MOTION by O'Keefe, seconded by Hamborsky, that the Planning Commission recommend the Rezoning of 1925, 1927, and 1929 Vernier Road from RO-1 to C, to City Council for approval based on the following findings of facts:

- a. This rezoning is consistent with 2024 Master Plan, including the goal of Economic Development: Elevate Mack Avenue as a thriving, vibrant commercial corridor that meets the daily needs of residents and is a destination for visitors.
- b. This rezoning brings the site closer to the intentions of the 2024 Master Plan's Future Land Use Plan, which designates the site as "Corridor Mixed Use".
- c. The uses permitted in the C, Commercial Business District, including a mix of retail, office, restaurant, and residential uses, are generally compatible with the commercial nature of this corner of Vernier Road and Mack Avenue. The proposed uses have been operating on the subject site for almost two decades. While the property does abut residential properties, there is currently an alley and fencing along the rear property line which will continue to serve as a buffer.
- d. The proposed site meets all Zoning Ordinance dimensional requirements of the C, Commercial Business District. The proposed rezoning does not create a non-conforming situation.
- e. The rezoning is not anticipated to significantly alter traffic generation in the area. There is no change in use proposed at this time, and the uses are anticipated to generate comparable amounts of traffic to what has existed at the site for the past two decades.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Marx

NO: None

ABSENT: Gilezan, Schulte, Vitale