



Zoning Committee

REQUEST

Current Zoning: N1-A (neighborhood 1-A)
Proposed Zoning: N2-A(CD) (neighborhood 2-A, conditional)

LOCATION

Approximately 9.24 acres located at the dead-end of Jenkins Avenue and along the west side of Wright Avenue.
(Council District 5 - Molina)

PETITIONER

EHC Homes LP

**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:

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The petition is **inconsistent** with the *2040 Policy Map* recommendation for Neighborhood 1.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- While inconsistent with the Neighborhood 1 Place Type, the petition is immediately surrounded by N2 zoning districts and a mix of residential housing types.
- Single family attached residential, like this proposal, is identified as one of the primary uses in the Neighborhood 2 Place Type.
- Height limitations and landscape buffering offer an appropriate buffer, given the single family uses to the south and west.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 9: Retain Our Identity & Charm

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from current recommended use to new recommended use for the site.

Motion/Second: Sealey / Neeley
Yeas: Lansdell, Neeley, Russell, Sealey, Welton,
Whilden, Winiker
Nays: None
Absent: None
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*. Staff identified added stormwater notes on the plan. Staff stated that residents off Bridlepath Lane have been in continued discussions with the petitioner and are supportive of the request. Staff noted that the residents in the apartment community on Jenkins still have concerns about the condition of that right-of-way and that those off-site improvements would be worked out with CDOT.

Welton referenced an email one of the residents living on Bridlepath Lane echoing resident support for the request. Commissioner Lansdell asked if the streets are public or private. CDOT staff responded that Jenkins is private and CDOT is conducting an evaluation to see if they can take over its maintenance. CDOT staff noted that an adjacent developer is improving a certain portion of Jenkins. Commissioner Lansdell expressed concern over the narrow streets and prevalence of on street parking. There was no further discussion of this petition.

PLANNER

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