



Zoning Committee Recommendation

Rezoning Petition 2022-136

May 31, 2023

REQUEST

Current Zoning: N1-C (single family residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 1.64 acres located along the east side of Catalina Avenue, south of West 28th Street, and north of West 26th Street.
(Council District 1 - Anderson)

PETITIONER

Vision Ventures

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-1 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* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends 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:

- Located along the eastern side of Catalina Avenue, this site is situated directly along a transitional boundary between single family detached development to the north and west and denser residential development aligned with the Neighborhood 2 Place Type just to the east and south.
- The building forms proposed along Catalina Avenue will be limited to no more than 4 units per building at a maximum height of 38 feet behind a 27-foot setback. This type of residential structure is compatible with the scale of development supported in the Neighborhood 1 Place Type, which is appropriate given the Neighborhood 1 designation and uses to the north and west of the site. The plan positions denser building forms to the rear of the site against an area zoned UR-2(CD) that is developing with multi-family units and recommended for the Neighborhood 2 Place Type.
- The proposal commits to install a Class C buffer with a fence along the site's northern and southern

boundaries, screening the site from the abutting single family homes.

- Located less than a mile from the site is Camp North End, one of multiple nodes of commercial development that would service potential future residents on these parcels.
- The application of the Neighborhood 2 Place Type is appropriate here given the adjacency to Neighborhood 1 and 2 Place Types. The site is also within a half-mile walk of areas within the Neighborhood Center Place Type along significant transportation corridors, North Tryon Street and North Graham Street.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 to Neighborhood 2 for the site.

Motion/Second: Gaston / Welton

Yeas: Gaston, Gussman, Harvey, Russell, Welton

Nays: Lansdell

Absent: Rhodes

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

Commissioner Lansdell expressed concern over the proposal for on-street parking spaces and general issues with on-street parking located in the public right-of-way. Commissioner Welton rebutted that on-street parking can be a traffic calming mechanism to which Commissioner Lansdell replied that there are safety issues with doors opening into traffic in on-street parking spaces.

Commissioner Gaston commented that she had attended the community meeting and observed the petitioner team collaborating with community member to address their concerns.

Commissioner Welton asked why this petition was considered inconsistent given the building forms along Catalina Avenue. Staff responded that although the building forms along Catalina are in alignment with development seen in Neighborhood 1, the building forms to the rear of the site are multi-family in nature so the proposal overall better reflects a Neighborhood 2 development rather than Neighborhood 1.

Commissioner Russell asked if the on-street parking being proposed was included in order to meet zoning requirements or whether it was a community request. Staff responded that the

plan did not need on-street parking in order to meet the parking minimum in the ordinance since each unit will have a garage; but oftentimes additional parking is requested from communities in developments like these. Commissioner Gaston added that Catalina Avenue frequently has cars parked on both sides, so formalizing the on-street parking here aligns with the community.

Commissioner Russell asked staff for clarity on the change to the proposed setback. Staff responded that the previous setback of 33' displayed building footprints dipping into the setback which is not allowed under the ordinance. The setback was reduced to 27' to accommodate the building footprints which themselves did not shift in the revised plan.

There was no further discussion of this petition.

MINORITY OPINION

The proposed on-street parking is not preferred as it would be within public right-of-way and may contribute to safety issues as passengers exit and enter their cars in the on-street spaces along Catalina Avenue.

PLANNER

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