



Zoning Committee

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<b>REQUEST</b>	Current Zoning: R-5 (single family residential) Proposed Zoning: TOD-MO (transit oriented development, mixed use, optional)
<b>LOCATION</b>	Approximately 0.22 acres located on the southeast side of N. Davidson Street, between E. 33rd Street and E. 34th Street (Council District 1 - Egleston)
<b>PETITIONER</b>	Andrew Klenk

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**ZONING COMMITTEE  
ACTION/  
STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with *Blue Line Extension Transit Station Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends transit oriented uses.

(Therefore, 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:

- The site is located approximately ½ mile from the 36th Street transit station and is included in a larger area envisioned to be developed with transit supportive uses.
- The proposed rezoning allows the adaptive reuse of an existing building, with building additions located to the rear of the structure.
- The proposed streetscape maximizes the limited space and improves the pedestrian environment with a wider sidewalk on North Davidson Street.

Motion/Second: Gussman / Watkins  
Yeas: Fryday, Gussman, McClung, McMillan, Samuel, and Watkins  
Nays: None  
Absent: Ham  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition, noting the remaining outstanding issue (building height of the rear structure) would be addressed through a note revision following Zoning Committee to

commit to a building height more in context with the adjacent single-family homes. Staff stated that the request is consistent with the adopted plan.

There was no further discussion of this petition.

**PLANNER**

Dave Pettine (704) 336-4566