



Zoning Committee

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**REQUEST**

Current Zoning: R-5 (residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 0.2 acres located near the intersection of E. 17th Street and Seigle Ave in the Belmont community.  
  
(Council District 1 - Egleston)

**PETITIONER**

Pakchanok Lettsome

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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 **inconsistent** with the *Belmont Area Revitalization Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family uses up to five dwelling units per acre (DUA).

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:

- This site falls within an area identified as the Seigle North target area, which identifies opportunities for single family infill development.
- The lot within the rezoning boundary is uniquely positioned to provide infill/density as it is one of the widest (60 feet) vacant single family lots in the neighborhood.
- Per the area plan, new and rehabilitated homes in this target area should be compatible in design character with the existing adjacent housing stock. The petition's commitment to the establishment of two single family detached residential lots is in alignment with immediately surrounding housing typologies in the area.
- While this petition proposes an increase in density, it still fulfills the area plan's recommendation for single-family residential uses on this site. Further, as this is a vacant lot, no displacement will occur to accommodate the requested density.

- The petition’s commitment to a landscape strip and sidewalk meets the area plan’s transportation goal of creating a more pedestrian friendly community.

The approval of this petition will revise the adopted future land use as specified by the *Belmont Area Revitalization Plan*, from single family uses up to five DUA to residential uses up to 12 DUA for the site.

Motion/Second: Blumenthal / Barbee  
Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, and Welton  
Nays: None  
Absent: Samuel  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

Committee member Kelly asked if a zoning district like R-8 had been considered. Staff noted that R-8 would not meet the ordinance’s density requirements.

There was no further discussion of this petition.

**PLANNER**

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