



Zoning Committee

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**REQUEST**

Current Zoning: R-5 (single family residential) and R-8 (single family residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 4.54 acres located along the south side of Elmin Street, on the north side of West Boulevard, east of Old Steele Creek Road.  
(Council District 3 - Watlington)

**PETITIONER**

The Paces Foundation, Inc.

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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 *Central District Plan* and consistent with the *General Development Policies*, based on the information from the staff analysis and the public hearing and because:

- The *Central District Plan* (1993) recommends single family residential up to 5 units per acre and single family residential up to 8 units per acre, and the *General Development Policies* recommends over 17 dwelling units per acre.

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

- The petition meets the General Development Policies locational criteria for consideration of over 17 dwelling units per acre.
- The request supports a desired mix of housing types in the area.
- Directly east of the site is a religious institution, and west are a mix of institutional, office, residential, and retail uses.
- The project commits to streetscape improvements along West Boulevard.
- The request commits to several transportation improvements, including provision of an 8-foot sidewalk adjacent to the unopened right-of-way located along the western property line. Pedestrian scale lighting will also be provided along this sidewalk.
- The petition proposes a new ADA compliant bus waiting pad per along West Boulevard for outbound bus stop #34580.

- The petition commits to installation of evergreen shrubs to enhance screening of the parking and refuse areas from existing residential and institutional uses along Elmin Street.
- The site plan clearly identifies proposed open space amenity area and urban open space area with associated conditional notes committing to their improvements.
- The approval of this petition will revise the adopted future land use as specified by the Central District Plan, from current recommended single family residential up to 5 units per acre and single family residential up to 8 units per acre to new recommended residential over 17 units per acre for the site.

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Motion/Second: Kelly / Blumenthal

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 there are no outstanding issues. Staff stated the request is inconsistent with the adopted area plan but consistent with the *General Development Policies*. A Commissioner commented that this petition is a good example of partnership between the developer and the community, and that this project should serve as an example moving forward.

There was no further discussion of this petition.

#### **PLANNER**

Claire Lyte-Graham (704) 336-3782