



Zoning Committee Recommendation

Rezoning Petition 2021-201

May 3, 2022

REQUEST

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

LOCATION

Approximately 1.15 acres located in the northwest quadrant of the intersection of Weddington Avenue and Bascom Street, east of East 7th Street.
(Council District 1 - Egleston)

PETITIONER

Blue Azalea

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **inconsistent** with the *Elizabeth Area Plan* (2011) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses of up to no more than 5 dwelling units per acre.

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:

- At a density of residential uses of less than 16 DUA, this petition is inconsistent with the area plan's recommended density of 5 dwelling units per acre, but it is consistent with the plan's surrounding recommended residential uses of no more than 22 DUA.
- The increased density is appropriate for this infill site, being located within 1-mile of a Lynx Gold Line Streetcar Stop.
- The proposed project is consistent with the mix of existing residential development in the area.
- The request is a compatible use for an infill site between an existing residential neighborhood and nearby multifamily uses.

The approval of this petition will revise the adopted future land use as specified by the *Elizabeth Area Plan*,

from residential uses of no more than 5 DUA to
residential uses of no more than 16 DUA for the site.

Motion/Second: Welton / Rhodes

Yeas: Blumenthal, Chirinos, Rhodes, Samuel, and
Welton

Nays: None

Absent: Ham, Spencer

Recused: None

ZONING COMMITTEE DISCUSSION

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

Chairperson Samuel noted that the petitioner's community meeting report had indicated that there were some concerns from the Elizabeth community. Commissioner Welton stated he had received an email from the Elizabeth Community Association stating they had no opposition to the petition.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225