



Zoning Committee Recommendation

Rezoning Petition 2021-199

May 3, 2022

REQUEST

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

LOCATION

Approximately 0.23 acres located on the south side of North Davidson Street, northwest of Yadkin Avenue, and east of Matheson Avenue.
(Council District 1 - Egleston)

PETITIONER

Nest Home Communities, LLC

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 *36th Street Station Area Plan* based on the information from the staff analysis and the public hearing, and because:

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

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:

- The petition supports the Transit Station Plan's general land use goals that seek to "accommodate higher intensity uses that support the various transportation systems throughout the Corridor, while protecting the fabric of residential neighborhoods and providing the opportunity for housing."
- This petition is protecting the fabric of the surrounding neighborhood and saving existing housing from demolition by proposing development on a currently vacant site along the N. Davidson Street corridor.
- While the petition exceeds the recommended density, land uses surrounding the subject property are similar in density and context.

The approval of this petition will revise the adopted future land use as specified by the *36th Street Transit Station Plan*, from

single family uses up to five to residential uses greater than 22 DUA for the site.

Motion/Second: Blumenthal / Chirinos
Yeas: Blumenthal, Chirinos, Rhodes, Samuel, and
Welton
Nays: Ham and Spencer
Absent: None
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition, noting it was in deferral status since the public hearing in February to allow design modifications addressing the cross-section for N. Davidson Street. Staff noted the change in design from 2 buildings containing 3 units each to 1 building with 5 units. Staff noted the similarity in design to the abutting infill project to the south. Staff noted outstanding issues pertaining to transportation, labeling, and sidewalk connection. Staff noted the request is inconsistent with the adopted plan. There was no further discussion of this request.

PLANNER

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