



Zoning Committee

REQUEST

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

LOCATION

Approximately 0.37 acres located at the southwest intersection of Parkwood Avenue and Harrill Street, east of Seigle Avenue.
Council District 1 - Anderson

PETITIONER

Eid Refaey – A and E Rental Homes, 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 *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The adopted policy map recommends the Neighborhood 1 Place Type.

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 Neighborhood 1 Place Type may consist of smaller lot single family detached developments, small townhome buildings, and small multi-family buildings.
- The petition is compatible with neighboring residential and commercial uses.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from current recommended Neighborhood 1 Place Type to new recommended Neighborhood 2 Place Type for the site.

Motion/Second: Welton / Gaston

Yeas: Gaston, Gussman, Rhodes, Russell, and Welton

Nays: None
Absent: Barbee and Harvey
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition, including changes since the public hearing pertaining to language addressing short term rentals, transportation/streetscape improvements, and tree save. Staff noted the request is inconsistent with the adopted policy map, but it provides the appropriate transition and another housing type. Commissioner Gussman inquired about street trees and staff responded they would be required as per regulations. There was no further discussion of this petition.

PLANNER

Claire Lyte-Graham (704) 336-3782