



## Zoning Committee Recommendation

Rezoning Petition 2022-015

December 6, 2022

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### REQUEST

Current Zoning: R-4 (single family residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

### LOCATION

Approximately 7.49 acres located on the east side of North Sharon Amity Road, north of Central Avenue, and south of Wilora Lake Road.  
(Council District 5 – Molina)

### PETITIONER

Adam Fiorenza, Fiorenza Properties, LLC

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### ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

#### To Approve:

This petition is **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:

- While inconsistent with recommended densities in the Neighborhood 1 Place Type, the petition's proposal for attached single-family uses is consistent with the existing development pattern in the area.
- The petition is an appropriate transition from multi-family uses to the south to single family uses to the north.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility
  - 9: Retain Our Identity & Charm

The approval of this petition will revise the recommended place type as specified by the *2040 Policy*

*Map, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.*

Motion/Second: Welton / Harvey

Yeas: Gaston, Gussman, Harvey, Lansdell, Rhodes, Russell, Welton

Nays: None

Absent: None

Recused: None

#### **ZONING COMMITTEE DISCUSSION**

Staff reviewed the rezoning request, including changes since the public hearing. Staff stated the petition is inconsistent with the *2040 Policy Map* but consistent with the development patterns in the general area. Commissioner Russell inquired about the proposed bus stop, and it was confirmed it would be a full bus facility to be designed in coordination with CATS and standard details. Commissioner Lansdell expressed concern that the proposed setback is not large enough given the high volume of injuries. There was no further discussion of this petition.

#### **MINORITY OPINION**

Commissioner Lansdell expressed concerns over this petition and provision of safe and equitable mobility along Sharon Amity Road, including ingress/egress and mobility traffic patterns.

#### **PLANNER**

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