



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2018-060

July 31, 2018

---

**REQUEST**

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

**LOCATION**

Approximately 1.04 acres located on the north side of Parkwood Avenue, east of Harrill Street, west of Allen Street.  
(Council District 1 - Egleston)

**PETITIONER**

Eid Refaey

---

**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

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

- The area plan recommends single family residential uses up to five 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:

- This petition proposes to reuse an existing church which was built in 1928; and
- The church will be converted to 18 multi-family units, while three new duplex buildings will house six additional units; and
- The placement of the duplex buildings is consistent with the building pattern in the surrounding area; and
- In addition, the proposal includes commitments to provide usable porches or stoops which are consistent with the neighborhood; and
- The 40-foot building height limit is consistent with the maximum base height allowed for single family homes; and
- The proposed multi-family and duplex development provides a transition from the commercial uses east of the site to the lower density single family residential north, south and west of the site.

Motion/Second: Gussman / McClung

Yeas: Fryday, Gussman, Ham, McClung, McMillan, Samuel, and Watkins

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan. Staff pointed out that the building height has been limited to 2.5 stories and 40 feet, and that CATS has rescinded the request for a bus pad on Parkwood Avenue because there is no proposed bus route on or adjacent to the site.

There was no further discussion of this petition.

**PLANNER**

Sonja Sanders (704) 336-8327