



Zoning Committee

REQUEST

Current Zoning: R-5 (single family residential)
Proposed Zoning: R-6 (single family residential)

LOCATION

Approximately 0.56 acres located on the south side of Spencer Street, east of East 36th Street, west of Herrin Avenue.
(Council District 1 - Egleston)

PETITIONER

Jason Idilbi

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTEN**

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 consistent with the *BLE Transit Station Area Plan*. However, the allowed density is inconsistent with the plan recommendations based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential uses.
- The proposed density slightly exceeds the density of five units per acre recommended by the *BLE Transit Station Area Plan*.

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:

- The subject property is located within the North Davidson neighborhood that is primarily developed with single family detached homes; and
- The surrounding single family area has an established lot pattern with one home per lot and with each home being oriented to and fronting the public street; and
- The proposed request will allow all uses in the R-6 district including single family residential development in a pattern similar to the existing neighborhood.

Motion/Second: Ham / Sellers

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

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

PLANNER

Sonja Sanders (704) 336-8327