



Zoning Committee

REQUEST

Current Zoning: R-8 (single family residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 0.16 acres located at the intersection of North Davidson Street and East 17th Street.
(Council District 1 - Egleston)

PETITIONER

Harrison Tucker and John Perovich

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 4-3 to recommend DENIAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the residential land use recommendation in the *Blue Line Extension Transit Station Area Plan*, but inconsistent with the density recommendation, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential uses, at a density of up to 12 units per acre.

Therefore, we find this petition to not be reasonable and not in the public interest based on information from the staff analysis and the public hearing and because:

- The proposed attached single family development is located within an established single family detached neighborhood; and
- The proposed density of 30.3 units per acre is in excess of the adopted plan recommendation for up to 12 units per acre, and is not consistent with the plan's policy to maintain, protect and enhance low density residential uses with a transition from more intense development that may adversely impact the character of the neighborhood; and
- Petition does not provide the recommended streetscape of an eight-foot planting strip and eight-foot sidewalk; and
- The relationship of the buildings to the street does not align with the surrounding homes, and thereby does not protect and enhance the surrounding neighborhood character.

Motion/Second: McClung / Majeed

Yeas: Fryday, Majeed, McClung, and McMillian

Nays: Nelson, Spencer, and Sullivan

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the residential land use recommendation in the *Blue Line Extension Transit Station Area Plan*, but inconsistent with the density recommendation of the adopted area plan.

A committee member questioned why the streetscape issues have not been addressed, and would the same streetscape requirements apply were the site to be developed as single family detached under UR-2 zoning? Staff responded that the site plan will be reviewed to ensure that the site can fully comply with the zoning requirements, and that the streetscape is dictated either by the zoning district or per an adopted area plan. It was noted that the UR-2 district has streetscape requirements prescribed in the zoning ordinance. The difficulty in meeting the streetscape standards comes in part from the lack of space on the site from the number of dwellings proposed. A committee member asked if surrounding properties are all single family homes, and staff responded that they are. A committee member asked if there is another zoning district that would allow the site to develop the same number of units as proposed without imposing streetscape requirements. Staff responded that all districts for greater residential density have streetscape requirements but the MUDD district would allow the petitioner to propose an optional request to waive the requirements.

There was no further discussion of this petition.

MINORITY OPINION

A minority of the Zoning Committee felt the proposed land use and density were appropriate to support transit use, and would provide housing options. In addition, it was noted that there is now neighborhood support for the petition.

PLANNER

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