



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2019-119

November 18, 2019

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**REQUEST**

Current Zoning: R-8 (CD) (single family residential, conditional)  
Proposed Zoning: R-5 (single family residential)

**LOCATION**

Approximately 0.29 acres located at 3101 and 3105 N.  
Alexander Street, west of E. 35<sup>th</sup> Street and east of E. 34<sup>th</sup>  
Street.  
(Council District 1 - Egleston)

**PETITIONER**

RKW Builders

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **consistent** with the *36<sup>th</sup> Street Transit Station Area Plan* based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential uses up to 5 dwelling units per acre.

Therefore 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:

- Approval of this petition will rezone the property to be consistent with the surrounding single-family residential zoning.
- Aligning the zoning district with the surrounding neighborhood will ensure that new development is constructed under similar development standards. Currently, the R-8(CD) zoning has setbacks and additional standards that would result in development that is uncharacteristic of the neighborhood. Instead, the petition will result in future construction at R-5 development standards, matching the front yard setback of surrounding homes along N. Alexander Street.
- The request is compatible with the surrounding neighborhood in terms of permitted uses and surrounding zoning districts. The approval of this petition will revise the adopted future land use as specified by the *Belmont Area Revitalization Plan*, from residential to mixed residential/office/retail uses.

Motion/Second: Nwasike / Barbee  
Yeas: Gussman, Ham, Spencer, Barbee, McClung, and Nwasike  
Nays: None  
Absent: Watkins and Wiggins  
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**

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