



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2020-003

June 2, 2020

REQUEST

Current Zoning: I-2 (heavy industrial)
Proposed Zoning: UR-2 (CD) (urban residential, conditional)

LOCATION

Approximately .3 acres located at the southern intersection of Seigle Avenue and Van Every Street in the Belmont neighborhood.
(Council District 1 - Egleston)

PETITIONER

Fairview Builders

**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* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential uses up to five dwelling units per acre (DUA).

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:

- The proposed project closely resembles the lot configuration approved through petition 2017-083 (which surrounds the subject property along its eastern and southern property lines) and will frame out currently vacant land with a similar residential unit type.
- The proposed duplexes are compatible with surrounding residential and mixed uses. Although the parcel is zoned industrial, the likelihood that the subject property develops, both due to its proximity to residential uses and the size of the property, as an industrial use is low.
- Although the requested density (20 DUA) is higher than the proposed land use density for these parcels (5 DUA), the request for residential uses is in line with the plan recommendations.
- The area plan identifies vacant lots along Seigle Avenue in the Belmont Community, including the parcel in this petition, as ideal for infill development. Even at a higher density, the petition satisfies the plan's recommendation for infill development.

The approval of this petition will revise the adopted future land use as specified by the *Belmont Area Revitalization Plan* (2003), from single family residential uses up to five DUA to residential uses up to 22 DUA.

Motion/Second: Gussman / Watkins

Yeas: Gussman, Ham, Kelly, Nwasike, Spencer,
Watkins, and Wiggins

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.

Two questions were posed after the staff presentation was made. Co-Chair Gussman wanted clarification of how the wall along Seigle Avenue would be treated and Councilmember Wiggins wanted to discuss potential soil contaminants as the site is currently, and has been for some time, zoned heavy industrial. Rules were suspended to receive a response from the petitioner's agent, Collin Brown. Mr. Brown stated that the wall would be analyzed to determine whether or not it was structurally sound and if it was determined that it needed to be replaced, it would be replaced. There is also the possibility, with a partnership between the petitioner and the community, of a mural along that wall, too. Regarding soil contaminants, Mr. Brown stated that would be revealed during the site's phase 1 environmental assessment.

There was no further discussion of this petition.

PLANNER

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