



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2020-005

August 4, 2020

REQUEST

Current Zoning: R-5 (residential)
Proposed Zoning: NS (neighborhood services)

LOCATION

Approximately .92 acres located at the SW intersection of Allen Street and Parkwood Avenue in the Belmont Community.
(Council District 1 - Egleston)

PETITIONER

Ron Staley, Jr., Verde Homes

**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 plan recommends residential uses up to 22 dwelling units per acre (DUA) for the property fronting Parkwood Avenue and residential uses up to five DUA for the property fronting Allen Street.

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 proposal for 3,000 square feet of retail space achieves the Plan's economic development goal by increasing retail services within the Belmont Neighborhood.
- The request is consistent with uses already allowed by-right in the B-1 zoning district directly across Parkwood Avenue
- The requested density of 23.9 DUA is reasonable variation in density from the recommended density of 22 DUA for a majority of the site.
- The proposal achieves the Plan's goal of creating a more pedestrian friendly community and improves vehicular flow by committing to inter-parcel connectivity with petition number 2019-156.
- The proposal's units along Allen Street are oriented in a way that is compatible with existing residences along the street, in particular by providing pedestrian connections from the sidewalk to the front door and by matching front setbacks. This compatibility is one of the Plan's guiding principles to assist in achieving the overall vision for Belmont.

The approval of this petition will revise the adopted future land use as specified by the Belmont Area Revitalization Plan, from multi-family up to 22 units per acre and single family uses up to 5 units per acre to residential/office/retail for the site.

Motion/Second: Welton / Kelly

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

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.

There was a brief discussion on the housing located at the site would be torn down as a result of this proposal. It was confirmed that the housing would be removed but it was not known if the units were owner or renter-occupied.

There was no further discussion of this petition.

PLANNER

William Linville (704) 336-4090