



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2020-070

August 4, 2020

REQUEST

Current Zoning: UR-2(CD) (urban residential, conditional)
Proposed Zoning: UR-2(CD) SPA (urban residential, conditional, site plan amendment)

LOCATION

Approximately 5.8 acres located on the south side of Bullard Street, the north side of Joy Street, and west of Ashley Road (Council District 3 - Watlington)

PETITIONER

Elmington Capital Group

**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 consistent with the *Central District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends multi-family residential uses.

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:

- The petition is consistent with the multi-family land use recommendation for the site.
- The site is already zoned for multi-family development, as per rezoning petition 2016-134.
- The proposed plan helps to expand housing options within the neighborhood by providing income restricted multifamily units.
- The plan addresses compatibility with single family residential by providing additional buffers and architectural standards.

Motion/Second: Nwasike / Welton

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 consistent with the adopted area plan.

One of the committee members asked whether this project was age restricted or affordable. Staff stated that the approved rezoning plan was for age restricted but now the petitioner is committing to building affordable units

One of the committee members asked if there was a change in the number of units from the public hearing to the Zoning Committee meeting. Staff confirmed that there was no change in the number of units from public hearing to the current plan. The proposed plan did increase the number of units from what was approved in the original rezoning.

There was no further discussion of this petition.

PLANNER

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