



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2020-158

February 2, 2021

REQUEST

Current Zoning: R-5 (residential)
Proposed Zoning: MUDD(CD) (mixed use development, conditional)

LOCATION

Approximately .618 acres located at the northern intersection of Spencer Street and E. 36th Street in the NoDa community.

(Council District 1 - Egleston)

PETITIONER

Revolve Residential

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **inconsistent** with the *36th Street Transit Station Area Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses up to five dwelling units per acre (DUA) for the site.

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 request is similar to previously approved projects within the vicinity of the proposed rezoning, particularly projects that have significant frontage along this portion of E. 36th Street. Petition 2018-041, directly across Spencer Street, requested the same building type (attached single family), a similar density (21.2 DUA), and maximum height (50 feet).
- The petition's commitment to improvements such as widened sidewalks, planting strips, and public art aid in achieving the transit station area plan's recommendation for a development pattern supported by infrastructure improvements to enhance accessibility and safety for all users.
- The request for an increase in residential density is appropriate at this location due to the subject property's proximity to the 36th Street Blue Line Station (approximately 2,200 feet/.4 mi.).

The approval of this petition will revise the adopted future land use as specified by the *36th Street Transit Station Area Plan* from

residential uses up to five DUA to residential uses over 22 DUA for the site.

Motion/Second: Blumenthal / Barbee

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

Nays: None

Absent: Kelly, Nwasike

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 no further discussion of this petition.

PLANNER

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