



Zoning Committee Recommendation

Rezoning Petition 2020-172

March 30, 2021

REQUEST

Current Zoning: R-5 (residential)
Proposed Zoning: UR-1 (urban residential)

LOCATION

Approximately .312 acres located at the eastern intersection of Wesley Avenue and Whiting Avenue in the NoDa community.

(Council District 1 - Egleston)

PETITIONER

Alex Ransenberg

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 **inconsistent** with the *Central District Plan* with respect to proposed land use, but **consistent** with *General Development Policies (GDP)* recommended density, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family uses up to five dwelling units per acre (DUA) for the site.
- GDP recommends up to 12 DUA for the site with design standards.

Therefore, 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:

- While over the District Plan's recommended density, the petition meets the General Development Policies locational criteria for consideration of up to 12 dwellings per acre.
- The petition is similar in density and type to previously approved rezoning petitions (2002-008; 7.4 DUA and 2004-078; 8 DUA).
- The request commits to the construction of three single-family detached residences with similar lot frontage width. For those reasons, this request is contextually appropriate with the surrounding community.
- The request for infill residential development at this location is in alignment with the Central District Plan's policy recommendation of promoting "more urban scale infill development".

The approval of this petition will revise the adopted future land use as specified by the Central District Plan from single family uses up to five DUA to residential uses up to 12 DUA.

Motion/Second: Welton / Kelly

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

Nays: None

Absent: McMillan

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

William Linville (704) 336-4090