



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-034

July 6, 2021

REQUEST

Current Zoning: R-5 (residential)
Proposed Zoning: R-8 (residential)

LOCATION

Approximately .29 acres located at 2020 Parson Street in the Villa Heights neighborhood.

(Council District 1 - Egleston)

PETITIONER

JCAN Properties, LLC

**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* (1993) with respect to proposed land use but **consistent** with *General Development Policies*, based on the information from the staff analysis and the public hearing, and because:

- The *Central District Plan* recommends single family uses up to four DUA for the site
- *General Development Policies* recommends 6-8 DUA based upon meeting locational criteria set forth in the document.

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 Central District Plan's recommended density, the petition meets GDP's locational criteria for consideration of six to eight DUA.
- The requested density is reasonable as the parcel is near existing neighborhood amenities (less than .3 miles from Cordelia Park and .1 mile from a school).
- The request aligns with the Central District Plan's policy recommendation of promoting "more urban scale infill development...". The R-8 district's intent is to address "urban single family living."

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 four DUA to residential uses up to eight DUA.

Motion/Second: Spencer / Blumenthal
Yeas: Blumenthal, Ham, Rhodes, Samuel, Spencer
and Welton
Nays: None
Absent: Chirinos
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is both inconsistent and consistent with the adopted area plan.

There was a brief discussion regarding the plans for the property. Staff shared that it is believed, based on past discussions with the petitioner, that there would be two single-family detached homes built but that a handful of other scenarios could potentially play out based on the district and the lot's size.

There was no further discussion of this petition.

PLANNER

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