



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-041

July 6, 2021

REQUEST

Current Zoning: R-4 (single family residential)
Proposed Zoning: R-8MF (multi-family residential)

LOCATION

Approximately 1.95 acres located along the west side of Ronald Street, northeast of Old Plank Road, and west of Oakdale Road. (Council District 2 - Graham)

PETITIONER

Pareshkumar Patel

**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 consistent with the *Northwest District Plan* (1990) recommendation of multi-family use except for parcel 03513536 where it recommends single family residential use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family residential uses except parcel 03513536, where it recommends single family residential use up to 4 dwelling units per acre.

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 *Northwest District Plan* (1990) recommends multi-family residential use for all parcels except parcel 03513536, where it recommends single family residential use up to 4 DUA.
- While the petition is inconsistent with the future land use recommendation for parcel 03513536, allowing for a higher density would not be out of character for the site, as the parcel is adjacent to parcels with a future land use of Multi-Family
- The petition fulfills the district plan's goal to encourage a wide range of housing opportunities.
- Zoning this site to R-8MF is in keeping with the surrounding area designated for multi-family use.

The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan* (1990), from

Single Family Residential up to 4 DUA to Residential up to 8 DUA for parcel 03513536.

Motion/Second: Ham / Welton

Yeas: Blumenthal, Ham, Rhodes, Spencer, Samuel, and Welton

Nays: None

Absent: Chirinos

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan except for parcel 03513536 where it recommends single family residential use.

There was no further discussion of this petition.

PLANNER

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