



Zoning Committee

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: UR-1(CD) (urban residential, conditional)

LOCATION

Approximately 0.39 acres located on the east side of Craig Avenue, west of Monroe Road, and north of North Sharon Amity Road
(Council District 5 - Newton)

PETITIONER

Kinger Homes

**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 *South District Plan*, however, the density for the petition is **consistent** with the *General Development Policies* based on the information from the staff analysis and the public hearing and because:

- The plan recommends single family residential up to 3 dwelling units per acre; and
- The *General Develop Policies* support up to 8 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 petition proposes 3 dwellings, 1 duplex and 1 single family home for a density of 7.7 units per acre.
- The buildings are limited to 35 feet in height.
- The petition provides setbacks similar and compatible to setbacks of single family homes in the neighborhood.
- Specifies that duplex unit will have one unit orient to Craig Avenue and another orient towards Falcon Street.
- Prohibits direct vehicular access to Craig Avenue.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family residential less than or equal to 3 dwellings per acre to residential up to 8 dwelling per acre for the site.

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

Absent: Rhodes
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan but residential density proposed is supported by the *General Development Policies*.

There was no further discussion of this petition.

PLANNER

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