



Zoning Committee

REQUEST

Current Zoning: R-5 (residential)
Proposed Zoning: NS (neighborhood services)

LOCATION

Approximately 0.178 acres located on the eastern side of Thomas Avenue, north of Central Avenue in the Plaza-Midwood neighborhood.
(Council District 1 - Egleston)

PETITIONER

Seahawk Partner Holdings, LLC

**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 *Central District Plan* (1993) 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.

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:

- While the proposed development is inconsistent with the plan's single family recommendation, the requested NS district allows for appropriate uses adjacent to existing single family homes.
- The proposed development will provide an appropriate transition between existing business and single family uses.
- The proposed development will consist of the re-development of an existing gravel lot in the Plaza-Midwood Historic District.
- The proposed development is committed to a maximum building height of two stories and compatibility with the surrounding neighborhood character, in coordination with the Historic District Commission.
- The petition's commitment to an eight-foot sidewalk, behind the existing planter strip, along Thomas Avenue complements the adjacent pedestrian overlay and promotes walkability.

The approval of this petition will revise the adopted future land use as specified by the Central District Plan (1993), from single family uses up to five dwelling units per acre to residential/office/retail uses for the site.

Motion/Second: Gussman / McClung
Yeas: Gussman, Ham, McClung, Nwasike, and
Spencer
Nays: None
Absent: Watkins and Wiggins
Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

A commissioner noted that this has been before them on several occasions. The petitioner has worked with the neighborhood, listened to their desires, and developed a good use for the site.

There was no further discussion of this petition.

PLANNER

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