



Zoning Committee

REQUEST

Current Zoning: R-8 (single family residential)
Proposed Zoning: UR-2 (CD) (urban residential, conditional)

LOCATION

Approximately 0.397 acres, having frontages along a portion of E. 17th Street and N. Davidson Street generally situated along the northern portion of N. Davidson Street between E. 17th Street and E. 18th Street in the Optimist Park Community. (Council District 1 - Egleston)

PETITIONER

Harrison Tucker, CoHab LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **inconsistent** with the *Parkwood Transit Station Area Plan* with respect to land use, based on the information from the staff analysis and the public hearing and because:

- The Plan recommends residential development up to 12 dwelling units per acre.

However, 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:

- The petition will provide a dense housing project in a walkable location only 3/10 of a mile from the Parkwood Station.
- This petition achieves the *BLE Transit Station Area Plan's* overall land use goal of "accommodating higher intensity uses that support various transportation systems throughout the corridor while protecting the residential fabric of residential neighborhoods and providing the opportunity for housing choices." The fabric of the residential neighborhood remains intact as this petition, if constructed, will be developed on vacant land and does not require the demolition of existing single family homes. Housing choice is further enhanced in Optimist Park through the creation of new multi-family units and the addition of one affordable unit.
- The petition's request of a maximum height of 40 feet matches the by-right height on surrounding R-8-zoned single family parcels and the desired height noted in the *Parkwood Transit Station Area Plan*.

- The request closely matches a previously approved petition (2018-012) both in density and housing type.
- The petition commits to providing at least one affordable housing unit through the Federal Housing Choice Voucher Program.

The approval of this petition will revise the adopted future land use as specified by the *Parkwood Transit Station Area Plan*, from residential uses up to 12 dwelling units per acre to residential uses greater than 22 dwelling units per acre.

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

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan. Remaining outstanding issues have been resolved.

Most members felt that the density was appropriate considering the distance (.3 mi.) to a transit station.

One commissioner expressed concern for displacement in placing expensive high density residential in a low income neighborhood; and noted that they spoke to the neighbors and that the neighborhood was against the project.

There was no further discussion of this petition.

MINORITY OPINION

Councilmember Kelly felt that the proposed density and the application of transit area density to this parcel does not maintain affordability in the Optimist Park neighborhood, and cited neighborhood opposition.

PLANNER

William Linville (704) 336-4090