



Zoning Committee

REQUEST

Current Zoning: R-22MF (multifamily residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 0.55 acres located on the northeastern side of Vail Avenue, south of Deacon Avenue, and southeast of Dotger Avenue.
(Council District 1 - Egleston)

PETITIONER

Saussy Burbank/The Drakeford Company

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Elizabeth Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential up to 22 dwelling units per acre.

Therefore 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 density of the proposed project is 7.41 units per acre, which is substantially less than the adopted plan recommendation for up to 22 units per acre.
- The proposal will not result in a decrease in the number of residential units.
- The building design requirements will help provide compatibility with the surrounding neighborhood.
- The request will not result in an increase in the number of vehicular trips.

Motion/Second: Ham / Gussman

Yeas: Gussman, Ham, Kelly, Nwasike, Spencer, Watkins, and Wiggins

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

Staff reviewed the petition with the Committee, noting the improvements proposed with this project, including streetscape. A Commissioner asked about the setback, noting that the neighborhood had some concerns. Staff responded that there was a request to increase the setback but that there were issues due to the topography challenges on the site. A Commissioner asked about the term "stacked flat" and staff responded that this is an architectural term and staff is unable to comment on certain housing types/materials now due to legislation.

There was no further discussion of this petition.

PLANNER

Claire Lyte-Graham (704) 336-3782