



Zoning Committee

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**REQUEST**

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

**LOCATION**

Approximately 1.21 acres located on the north side of Fairview Road, east of Park Road, and west of Barclay Downs Drive (Council District 6 - Bokhari)

**PETITIONER**

Robert Allen

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**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 5-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

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

- The plan recommends residential use up to 22 DUA.

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 proposal rezones the site to R-3 which allows single family residential up to 3 units per acre.
- Prior to the 2007 rezoning for UR-C(CD) the parcel was zoned R-3.
- Zoning to R-3 would allow development compatible with the surrounding development pattern.

Motion/Second: Welton / Blumenthal

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

Nays: Spencer

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.

There was no further discussion of this petition.

**MINORITY OPINION**

The minority stated that down zoning does not support recently adopted planning policies and Planning Commission goals.

**PLANNER**

John Kinley (704) 336-8311