



Zoning Committee

REQUEST

Current Zoning: R-4 (single family residential)
Proposed Zoning: UR-1(CD) (urban residential, conditional)

LOCATION

Approximately 0.26 acres located along the south side of Rutgers Avenue, west of West Sugar Creek Road, and north of North Tryon Street.
(Council District 1 - Egleston)

PETITIONER

Alenky Family Foundation

**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 *Central District Plan* (1993) land use designation of single family residential up to 4 dwelling units per acre, but consistent with the *General Development Policies*, which supports residential density up to 17 dwelling units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential up to 4 dwelling units per acre.
- The *General Development Policies* recommend residential density up to 17 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:

- This petition proposes to subdivide parcel 08705203 to build a maximum of three single family dwelling units, for a density of 11.39 DUA.
- The *General Development Policies* (GDP) provide policy guidance for evaluating proposed residential densities greater than four units per acre. The petition's request for residential up to 12 DUA is less dense than the *General Development Policies* support of up to 17 dwelling units per acre.
- This petition helps to fulfill the *Central District Plan* (1993) goal of increasing the supply of compatible infill housing, especially in vacant and underutilized properties.
- This petition proposes single family detached housing, which is appropriate and compatible with the character of the

surrounding single-family neighborhood that contains primary detached housing.

The approval of this petition will revise the adopted future land use, as specified by the *Central District Plan (1993)*, from Single Family <= 4 DUA to Residential <= 12 DUA for the site.

Motion/Second: Welton / Blumenthal

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

Nays: None

Absent: Chirinos

Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

PLANNER

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