



Zoning Committee

REQUEST

Current Zoning: R-12MF(CD) (multi-family residential, conditional)

Proposed Zoning: R-17MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 16.58 acres located on the west side of Scaleybark Road, north of East Woodlawn Road, and east of Murrayhill Road.

(Council District 1 - Egleston)

PETITIONER

Jameel Nabulsi

**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:

The petition is found to be **inconsistent** with the *Park Woodlawn Area Plan (2013)* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential at 12 dwelling units per acre (DUA).

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 proposal will add an additional building within an already existing multi-family community and would be consistent with the surrounding context.
- The proposal will continue to add housing options to the area while not displacing residents from existing residential units.
- The proposal will enhance pedestrian infrastructure in the area by installing ADA compliant ramps at nearby intersections, as well as the creation of a pedestrian refuge island on Scaleybark Rd.

The approval of this petition will revise the adopted future land use as specified by the *Park Woodlawn Area Plan*, from residential uses at 12 DUA to new residential at 17 DUA for the site.

Motion/Second: Welton / Chirinos

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

Nays: None

Absent: Ham
Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

PLANNER

Dave Pettine (704) 336-4566