



Zoning Committee

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**REQUEST**

Current Zoning: R-22MF(CD) (multi-family residential, conditional) and I-1 (light industrial)  
Proposed Zoning: R-22MF(CD) (multi-family residential, conditional) and R-22MF(CD) SPA (multi-family residential, conditional, site plan amendment)

**LOCATION**

Approximately 15.97 acres located on the west side of Statesville Avenue, north of Atando Avenue, and east of Interstate 77.  
(Council District 1 - Egleston)

**PETITIONER**

SDP Acquisitions I, LLC

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**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:

**To Approve:**

This petition is found to be inconsistent with the *Central District Plan* (1993) based on the information from the staff analysis and the public hearing, and because:

- The plan calls for land uses including industrial, parks/open space, greenways, office/business park, multifamily of no more than 22 DUA and single-family land uses of no more than 4 DUA for the site.

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 request would provide more compatible uses to the existing single-family neighborhood to the north and would provide a better transition and buffer between Atando Avenue and I-77.
- The petition commits to enhancing the pedestrian environment on the site with multiple site design elements.
- The introduction of 350 new dwelling units will contribute to increased diversity in housing options in this area.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from parks/open

space, greenways, industrial, office/business park, multifamily of no more than 22 DUA and single-family land uses of no more than 4 DUA.

Motion/Second: Welton / Ham  
Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel, and Welton  
Nays: None  
Absent: Spencer  
Recused: None

**ZONING COMMITTEE DISCUSSION**

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

Commissioner Welton asked for clarification on the multi-use path and whether the petitioner would be extending the MUP to Atando Avenue or just along the site's frontage. CDOT responded that due to the constraints of widening the bridge that the MUP path would be along the site's frontage.

There was no further discussion of this petition.

**PLANNER**

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