



Zoning Committee

REQUEST

Current Zoning: R-8 (residential)
Proposed Zoning: UR-1 CD (urban residential, conditional)

LOCATION

Approximately .23 acres with frontages along Downs Avenue and Shamrock Drive, east of Newell Avenue.

(Council District 1 - Egleston)

PETITIONER

Birdco, Inc.

**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) with respect to proposed land use but **consistent** with *General Development Policy's* (GDP) density recommendation, based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends residential uses up to 8 dwelling units per acre (DUA); and
- GDP recommends consideration of 8 to 12 DUA.

Therefore, 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:

- While over the Central District Plan's recommended density, the petition meets GDP's locational criteria for consideration of eight to 12 DUA.
- The request aligns with the Central District Plan's policy recommendation of promoting "more urban scale infill development...". The R-8 district's intent is address "urban single family living."
- This petition's request meets the intent of the UR-1 district which is "to protect and enhance designated single-family areas and to encourage appropriate infill development within these areas."

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from residential uses up to 8 DUA to residential uses up to 12 DUA for the site.

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

William Linville (704) 336-4090