



Zoning Committee

REQUEST

Current Zoning: R-5 (single family residential)
Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 3.21 acres located on the east side of Wildwood Avenue, north of South Hoskins Road, and west of Rozzelles Ferry Road.
(Council District 2 - Graham)

PETITIONER

Trade Street Townhomes, LLC

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:

To Approve:

This petition is found to be inconsistent with the *Thomasboro/Hoskins Small Area Plan's* (2002) proposed density of 5 dwelling units per acre, but it is consistent with the area plan's proposal of residential use based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential up to 5 dwelling units per acre.

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 proposed site plan is consistent with the residential land use recommendation for the site and only slightly higher in density of 5.6 dwelling units per acre from the recommended 5 dwelling units per acre.
- The proposed development for duplexes is compatible with the surrounding single-family neighborhood, and consistent with the overall vision for the area.
- The proposed site plan provides an internal street with sidewalk and on-street parking for the development.

The approval of this petition will revise the adopted future land use as specified by the *Thomasboro/Hosking Small Area Plan*,

from current single family up to 5 DUA to residential up to 6 DUA for the site.

Motion/Second: Blumenthal / Welton
 Yeas: Blumenthal, Chirinos, Ham, Rhodes, and Welton
 Nays: Samuel
 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.

Chair Samuel noted that the petition is in a residential area that is already bombarded with industrial development and commercial surroundings, particularly those that add to air quality issues. She asked committee members to be very careful about eliminating tree canopy on the site which serves as protection from those pollutants. Chair Samuel agreed that we have a need for this type of housing, but even with our dire housing situation, removing nearly 3 acres of tree canopy in this area from a site that is barely over 3 acres would be a bit of a detriment. She expressed that there is no community benefit in this petition other than the addition of this housing type and that the lack of street connectivity is of concern. Commissioner Welton noted that the proposed project would add 18 affordable units but understood Chair Samuel's concern. Chair Samuel noted that this proposed development would be one of the first new pieces of development in this area and would be benchmark setting and cautioned that it could be to the detriment of community members. Commissioner Blumenthal expressed understanding for not wanting to set a bad precedent but favored the varied housing the petition offers.

There was no further discussion of this petition.

MINORITY OPINION

Commissioner Samuel noted the lack of community benefits, elimination of tree canopy in an area exposed to heavy industrial and commercial development and lack of connectivity.

PLANNER

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