



Zoning Committee

REQUEST

Current Zoning: R-5 (single family residential)
Proposed Zoning: UR-1 (urban residential)

LOCATION

Approximately 0.23 acres located at the northwest intersection of Marney Avenue and Alpha Street, east of Skyland Avenue, and southwest of Monroe Road.

(Council District 1 - Egleston)

PETITIONER

CrossRoads Corporation for Affordable Housing & Community Development

**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 **consistent** with the *Central District Plan* (1993) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family and multi-family residential land uses.

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:

- The vacant site is located on the corner of Alpha Street and Marney Avenue directly adjacent to an area zoned R-22MF, making it an appropriate site for an increase in allowable density.
- The intent of the UR-1 district is to protect and enhance existing single family areas while also encouraging appropriate infill development on underutilized sites.
- The existing zoning district would allow for a duplex on the site, but the UR-1 district would provide greater flexibility in housing types and development dimensional standards.
- The site is in an area with a mixture of housing types and this petition could contribute to diversity in housing options.

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

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

PLANNER

Holly Cramer (704) 353-1902