



Zoning Committee

REQUEST	Current Zoning: R-5 (single family residential)
LOCATION	Proposed Zoning: MUDD-O (mixed use development, optional) Approximately 0.16 acres located at the intersection of Harrill Street and Belmont Avenue. (Council District 1 - Egleston)
PETITIONER	813 Belmont, LLC

ZONING COMMITTEE ACTION VOTE	The Zoning Committee vote 5-1 to recommend APPROVAL of this petition. Motion/Second: Ham / Majeed Yeas: Fryday, Ham, Majeed, McMillan, and Watkins Nays: Sullivan Absent: Nelson, McClung, and Spencer Recused: None
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ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the adopted *Belmont Area Revitalization Plan*.

Staff provided an overview of this petition noting that there are no outstanding issues. A committee member noted that the Belmont area is fast changing in a manner that likens to the Cherry neighborhood. The committee member stated the adopted area plan should be adhered to. In addition, the member suggested that staff look into the creation of conservation districts, and suggested the Belmont neighborhood would be a good candidate for a conservation district. There was no further discussion of the petition.

ZONING COMMITTEE STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-1 (motion by Majeed, seconded by McMillan) to adopt the following statement of consistency:

The proposed rezoning is inconsistent with the *Belmont Area Revitalization Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential uses at a density of five units per acre.

However this petition was found to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- Site is located at a neighborhood node in the Belmont Neighborhood, and will provide an eating/drinking/entertainment establishment that is convenient to residents.
- The rezoning proposes reuse of an existing commercial structure.

- Fenestration improvements will be provided to the existing commercial structure, and the pedestrian system will be enhanced.
- Site layout is designed to match the historic neighborhood character, with parking located to the rear of the building.

**Minority
Opinion**

One Commissioner felt that the adopted plan should be adhered to. In addition, the proposed rezoning poses a threat to the character of the neighborhood and foreshadows future limits to residential options.

Planner

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