**REQUEST**

Current Zoning: UR-1(CD) HD (urban residential, conditional, historic district overlay)

Proposed Zoning: UR-1(CD) HD SPA (urban residential, conditional, historic district overlay, site plan amendment)

**LOCATION**

Approximately 0.35 acres located on the north side of West Worthington Avenue between Wilmore Walk Drive and Wickford Place.

Council District 3 - Mayfield

Craig Calcasola

**ZONING COMMITTEE ACTION VOTE**

The Zoning Committee vote 7-0 to recommend APPROVAL of this petition.

Motion/Second: McMillan / Sullivan

Yeas: Fryday, Majeed, McClung, McMillan, Nelson, Spencer, and Sullivan

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *Central District Area Plan* as amended by rezoning petition 2017-066.

There was no further discussion of this petition.

**ZONING COMMITTEE STATEMENT OF CONSISTENCY**

The Zoning Committee voted 7-0 (motion by McMillan Seconded by Nelson) to adopt the following statement of consistency:

The proposed rezoning is consistent with the *Central District Area Plan*, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single-family residential uses.

Therefore 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:

- The subject property is adjacent to and across from single family homes along Wickford Place and is located within the Wilmore Historic District; and
- The proposed development will add three additional homes, for a total of four homes on individual lots, along Wickford Place; and
• The proposed residential density of 11.4 dwelling units per acre provides a transition between the moderate density along Worthington Avenue and the lower density along West Boulevard; and
• The proposed setback matches the setback of the previous home on the property and is compatible with other setbacks along Wickford Place; and
• The proposed development improves the site with a planting strip and sidewalk which will improve the pedestrian experience.

Planner

Solomon Fortune  (704) 336-8326