



Zoning Committee

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<b>REQUEST</b>	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)
<b>LOCATION</b>	Approximately 0.35 acres located on the north side of West Worthington Avenue between Wilmore Walk Drive and Wickford Place. Council District 3 - Mayfield
<b>PETITIONER</b>	Craig Calcasola

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<b>ZONING COMMITTEE ACTION VOTE</b>	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
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**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