



Zoning Committee

REQUEST	Current Zoning: R-5 (single family residential) Proposed Zoning: UR-2(CD) (urban residential, conditional)
LOCATION	Approximately 0.17 acres located at the northeast corner of E. 17th Street and N. McDowell Street. (Council District 1 - Egleston)
PETITIONER	Harrison Tucker and John Perovich

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the *Belmont Area Revitalization Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends single family detached dwellings at a maximum density of five units per acre.

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

- A rezoning at this level is consistent within the intent of the *Belmont Area Revitalization Plan*; and
- The petition received support from the Belmont neighborhood association; and
- The proposed development will provide a fair transition from the existing single family residential neighborhood; and
- CDOT and Planning have worked with the petitioner to construct appropriate sidewalk and planting strip in this location consistent with the neighborhood context.

The approval of this petition will revise the adopted future land use as specified by the *Belmont Area Revitalization Plan*, single family residential at five dwelling units per acre to residential at up to 43 dwelling units per acre.

Motion/Second: Ham / Gussman
Yeas: Fryday, Gussman, Ham, McClung, McMillan, Samuel, and Watkins
Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

A committee member questioned why the adopted land use plan's recommendation should be adhered to on this site when there are other rezonings in the area that have been supported contrary to the plan. Staff responded that it is a marked increase in density, and the rezoning history map shows no recent rezonings close to the subject property, supported by staff, as reflected in the staff analysis.

A committee member noted that the whole block is in transition, noting a number of very large projects along Seigle Avenue, in addition to a very large project located at the corner of corner of E. 17th Street and Seigle Avenue. Another member stated that almost every block in the area has some form of higher density than that allowed in the R-5 district. A committee member noted that there is a lot of inconsistency within the area, in terms of scale, adding that the proposed project would not overshadow the existing large structures referenced earlier. As such, this proposal is not off-scale or out of character with the existing buildings in the area. Another member added that the proposed rezoning offers a diversity of price points, with a commitment to provide one unit at 80% of the area median income, and is supported by community associations.

A committee member questioned why the streetscape required per the UR-2 district is not being provided? Staff responded that the UR-2 district has a provision whereby the planning director and CDOT can allow a deviation from the required streetscape when there are site constraints. Due to challenging topography, the planning director and CDOT allowed a widened sidewalk to be located at the back of curb, and worked with the urban forestry division to allow trees to be located at the back of sidewalk.

There was no further discussion of this petition.

PLANNER

Sonja Sanders (704) 336-8327