



Zoning Committee

REQUEST	Current Zoning: R-8 (single family residential) Proposed Zoning: UR-2(CD) (urban residential, conditional)
LOCATION	Approximately 0.173 acres located at the intersection of North Davidson Street and East 17th 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:

The petition is found to provide the residential land use recommendation in the BLE Transit Station Area Plan, but is inconsistent with the density recommendation, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses, at a density of up to 12 units per acre

However, 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:

- Explanation provided by the Rezoning Manager shows significant changes have been made to trees, sidewalk and planting strip location, and parking proposed on the site.
- The site is in proximity to a transit station.
- The relationship of buildings to the street seems appropriate.

The approval of this petition will revise the adopted future land use as specified by the *Blue Line Extension Transit Station Area Plan*, from residential land use at up to 12 dwellings per acre to multi-family residential land use over 25 dwellings per acre.

Motion/Second: McClung / Majeed
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 changes that have been made since the Zoning Committee previously saw the petition. The building elevation shows steps up from the street and entrances off both streets. On 17th Street the sidewalk is now back-of-curb with a planting strip behind, to preserve existing trees. A note provides that if trees do not survive, they will go back to the traditional planting strip at the curb. North Davidson Street now has a planting strip and sidewalk with additional yard space behind for steps up to the building. Parking is now under the buildings. There are no outstanding issues remaining except density, but staff still recommends against the proposal because of the density concern.

A committee member noted that they were out there today; while the committee previously had voted to recommend against this proposal, this member now is in favor. It was noted that an auto body repair business seems to be operating on or about the premises.

Another Committee member observed that with area densification, 17th Street is likely to be used extensively for on-street parking, so the back-of-curb sidewalk may be better than stepping out into grass or mud.

A member asked the cause of the recalculated of land area. The change is slight; likely a survey correction.

There was a question of how the parking under the building was done. A change in topography onsite helped to get spaces under.

There was no further discussion of this petition.

PLANNER

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