



Zoning Committee

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**REQUEST**

Current Zoning: R-4 (single family, residential)  
Proposed Zoning: R-5 (single family, residential)

**LOCATION**

Approximately 0.35 acres located at the intersection of E. Sugar Creek Road and Anderson Street south of The Plaza.  
(Council District 1 - Egleston)

**PETITIONER**

Michael Loeb

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Central District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends single family residential uses; and
- The *General Development Policies* support a density of up to six dwelling units per acre.

Therefore, 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:

- The proposed single family development is located within an established single family detached neighborhood; and
- The surrounding single family neighborhood includes a mix of R-4 and R-5 (single family residential) zoning districts that all allow for single family development; and
- The differences between R-4 and R-5 (single family residential) districts are relatively minor and both are appropriate for low density single family development; and
- The site is adjacent to industrial zoning containing retail, religious institution, and retail uses across E. Sugar Creek Road; and
- The petition will provide single family detached dwellings within the range supported by the *General Development Policies*.

Motion/Second: McClung / Sullivan

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

Nays: None

Absent: Nelson

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan. A commissioner asked the difference between the R-4 and R-5 districts. Staff responded that the difference is that the R-4 requires a 50-foot lot width and R-5 requires a 60-foot lot width. Another commissioner stated that this is a good use of the land.

There was no further discussion of this conventional petition.

**Planner**

Sonja Sanders (704) 336-8327