



Zoning Committee

REQUEST	Current Zoning: R-5 (single family residential) Proposed Zoning: MUDD-O (mixed use development - optional)
LOCATION	Approximately 2.57 acres bounded by Charles Avenue, Whiting Avenue, Spencer Street, and Clemson Avenue, north of Matheson Avenue. (Council District 1 - Egleston)
PETITIONER	Revolve Residential

**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 following policies of the *Blue Line Extension Transit Station Area Plan* land use recommendations based on the information from the staff analysis and the public hearing, and because:

- The plan encourages a mixture of housing types; and
- The plan encourages the reuse of historic or architecturally significant structures.

However, the proposed density is inconsistent with the land use and community design policies of the *Blue Line Extension Transit Station Area Plan*, which:

- Recommend maintaining the low density residential portion of the neighborhood at up to six dwelling units per acre; and
- Support opportunities for infill residential development with similar densities and design character as the existing mill village housing; and
- Support moderate density as appropriate in some locations if the proposal meets the design guidance provided in the Community Design Section of the Plan.

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:

- The petition is consistent with the adopted area plan's recommended height of 40 feet; and
- Housing faces the street and provides porches, which gives more neighborhood character to the units.

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

ZONING COMMITTEE DISCUSSION

Staff noted that the petitioner voluntarily brought the petition back before the committee for another review, and provided a summary of the petition specifying changes that have been made since the last zoning committee recommendation was rendered. Staff noted that the petition is consistent with some of the *Blue Line Extension Transit Station Area Plan policies*. However, the petition is inconsistent with the land use and community design policies of the *Blue Line Extension Transit Station Area Plan*.

Staff pointed out that the total number of units has changed from 20 to 18, at a density that has been reduced from 12.5 to 11.25. The number of committed affordable units has been reduced from four to two, both located in Area C. The maximum building height in Area A is limited to three stories and 40 feet. Area B has increased the building area to be reused from 16,000 to 17,000 square feet. Permitted uses have been amended to eliminate event gathering/activity use, and retains co-working/shared office use. Building orientation of the single family detached dwellings in Area A has been addressed by a commitment to provide porches and stoops along Whiting Avenue, Clemson Avenue, and Charles Avenue. All residences fronting Whiting Avenue and Charles Avenue will have a direct connection to the public street sidewalk.

Staff reviewed the outstanding issues, which are to limit the maximum number of stories to 2.5 rather than three stories in Development Area A, to limit permitted uses in Development Area B to institutional uses permitted in the MUDD district, and to reduce the density to not exceed the area plan's density recommendation of six dwelling units per acre.

A committee member questioned the outstanding density issue. Staff explained that the adopted area plan recommends residential uses up to six dwelling units per acre. The plan has an allowance for an increase to moderate density (up to 22 units per acre) if design criteria is met. The site does not meet all of the design standards because of the outstanding height issue. Therefore, the density under consideration is the six units per acre, and the site proposed 11.25 units per acre.

A committee member questioned the maximum building height because the adopted plan specifies 40 feet. Staff pointed out that the adopted plan sets forth criteria that calls for compatibility with the surrounding neighborhood, and staff has determined that 2.5 stories is in keeping with the community standards. Another committee member questioned the definition of co-working/shared office use. Staff noted that the zoning ordinance

does not include a definition for co-working/shared office use. However, the petitioner's definition and the nature of the use classifies the use as an office use, as is specified in the zoning ordinance. A committee member noted that the site and proposed use is in a unique location. Another member noted that the majority of the outstanding issues have been addressed, and the remaining outstanding issues are subjective. It was added that the reduction in the number of affordable units is understood, though seen as a loss.

There was no further discussion of this petition.

PLANNER

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