



Zoning Committee

REQUEST	Current Zoning: UR-2(CD) (urban residential, conditional) and R-8 (single family residential) Proposed Zoning: UR-2(CD) SPA (urban residential, conditional, site plan amendment)
LOCATION	Approximately 3.87 acres located on the south side of S. Bruns Avenue, west of West Trade Street. (Council District 2 - Harlow)
PETITIONER	Shea Homes

**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 consistent with the *Central District Plan* with respect to proposed land use but *inconsistent* with the density recommendation for a portion of the site, based on information from the staff analysis and the public hearing, and because:

- The proposed residential use is consistent with the *Central District Plan* recommendation for residential uses as amended by previous rezoning petitions. The proposed density is consistent for the bulk of the site. However, it is inconsistent with the density recommendation for two parcels fronting on S. Bruns Avenue in the center of the site.

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 residential development incorporates two single family parcels with adjacent and entitled townhome projects to create one integrated residential development; and
- The proposed overall residential density of 14.6 units per acre is consistent with the density currently allowed for the site which is 14.47 units per acre and is consistent with the *General Development Policies* which support up to 17 units per acre; and
- The development supports the goal of providing housing choice in the neighborhood and is compatible and adjacent to both existing single family and multi-family housing; and
- The site design orients residential units to front the street and the building massing is broken up to be compatible with

adjacent single family development along S. Bruns Avenue;
and

- Parking and vehicle access is located behind the units on a rear alley and driveways are aligned with existing neighborhood streets in order to support and strengthen the existing pedestrian-oriented street and block pattern.

Motion/Second: Ham / Gussman

Yeas: Fryday, Gussman, Ham, McClung, McMillan, Samuels, and Watkins

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted there was one outstanding issue regarding language in a development note about private open space and a pending text amendment. Commission members asked for clarity regarding adoption of the text amendment and applicability. Staff clarified that typically the regulations in effect at the time of a rezoning approval remain the requirement for a site, but a text amendment can be written in such a way to identify a date prior to adoption. Per an inquiry from one of the Committee members, staff confirmed that the Commission would have an opportunity to review the text amendment. A Committee member commented that based upon the location of the rezoning the request is not contrary to the affordable housing effort.

There was no further discussion of this petition.

Planner

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