



Zoning Committee

REQUEST

Current Zoning: R-6 (single family residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 0.74 acres located at the end of Waco Street and Ellison Street, near South Kings Drive.
(Council District 1 - Egleston)

PETITIONER

Conformity Corp.

**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 *Midtown Morehead Cherry Area*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential land uses at 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 development on an infill lot located within the established Cherry neighborhood; and
- The property has limited street frontage and is constrained by a SWIM buffer and sanitary sewer easement; and
- The use of the UR-2(CD) (urban residential, conditional) allows the property to be developed in a pattern and at a density similar to the existing neighborhood, despite the property's unique circumstances.

Motion/Second: Samuel / Gussman

Yeas: Fryday, Ham, Gussman, McClung, McMillan, and Samuel

Nays: None

Absent: Watkins

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan. Staff noted the majority of the issues have been addressed but one outstanding issue remained. Changes made include the addition of a note that all units will have a side-by-side garage and two parking spaces in

the driveway. The proposed tree save areas have been shown on the plan. An area for possible solid waste pickup has been shown along the private drive.

One Commissioner had a question about hatching marks on the new site plan along the east edge. Staff noted that this indicated a tree save area. There was another question about the private drive and who would handle parking enforcement if any issues arose. Staff noted that the petitioner added a note that on-street parking would not be allowed on the private driveway. If any issues arose, a zoning violation could be issued since a note has been placed on the plan; and the driveway could be striped as a fire lane.

There was no further discussion of this petition.

PLANNER

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