



Zoning Committee

REQUEST

Current Zoning: R-5 (single family residential) and R-8MF(CD) (multi-family residential, conditional)
Proposed Zoning: MUDD(CD) (mixed use development, conditional)

LOCATION

Approximately 3.59 acres located on the north side of E. 36th Street between Holt Street and Spencer Street (Council District 1 - Egleston)

PETITIONER

Shea Homes

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 proposed residential land use is consistent with the *Central District Plan*, and the *Blue Line Extension Transit Station Area Plan*, but the proposed density is inconsistent with the density of up to five dwelling units per acre, and up to six dwelling units per acre recommended per the *Central District Plan* and the *Blue Line Extension Transit Station Area Plan* respectively, based on the information from the staff analysis and the public hearing and because:

- The plans recommend residential dwelling units.

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 subject property is located on East 36th Street, which is a thoroughfare that serves as prominent connection to the Blue Line Transit Station at 36th Street and includes existing and planned moderate density residential development; and
- The proposed single family attached dwelling units are consistent with the recommendation for residential uses, compatible with the surrounding residential and institutional uses and supports a mixture of housing types within the station area; and
- The proposed plan meets the Community Design guidance of the *Blue Line Extension Transit Station Area Plan* which supports moderate density development as appropriate, in some locations.

The approval of this petition will revise the adopted future land use density as specified by:

- The *Central District Plan* from residential at up to 5 dwelling units per acre to 22 units per acre; and
- The *Blue Line Extension Transit Station Area Plan* from residential at up to six dwelling units per acre to 22 units per acre.

Motion/Second: Gussman / Ham

Yeas: Fryday, Gussman, Ham, 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 yet the density of 18 units per acre exceeds the density recommendations of up to six units and five units per acre noted in the *Blue Line Extension Transit Station Area Plan* and *Central District Plan* respectively.

Staff noted that there is one outstanding issue, which calls for townhome buildings to be limited to five or fewer individual units. Staff pointed out that the revised plan limits townhome buildings to seven or fewer individual units, and no building length shall exceed 120 feet. Buildings fronting East 36th Street will be limited to five or fewer individual units. Individual units per building shall be varied in adjacent buildings or otherwise meaningfully differentiated via methods specified in the development notes. The committee discussed that the requested limitation will drastically alter the site layout, and asked if this is a regulation or a request. Staff responded that it is a policy guideline request. A committee member asked if the development will still have affordable units? Staff responded yes, up to seven units or 10%.

There was no further discussion of this petition.

PLANNER

Sonja Strayhorn Sanders (704) 336-8327