



Zoning Committee

REQUEST

Current Zoning: R-5 (single family residential), R-22MF (multi-family residential), and O-2 (office)
Proposed Zoning: UR-2(CD) (urban residential, conditional), with five-year vested rights

LOCATION

Approximately 5.79 acres bounded by Drummond Avenue, Lydia Avenue, Catawba Avenue, and Duncan Avenue, off The Plaza (Council District 1 - Egleston)

PETITIONER

David Weekley 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 primarily consistent with the *Central District Plan*, based on the information from the staff analysis and the public hearing and because:

- For the portion of the site currently zoned R-5, the plan recommends residential uses up to 17 units per acre; and
- For the portions of the site currently zoned R-22MF, the plan recommends residential uses up to 22 units per acre.
- However, for the small portion of the site currently zoned O-1, the plan recommends office uses.

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 site is located on The Plaza, and this section of the street is a commercial corridor that serves surrounding neighborhoods; and
- The proposed mix of single family attached and detached residential dwellings provides a transition from the commercial uses fronting The Plaza, to the lower density residential north of the site; and
- Building placement and height is consistent with the building pattern in the surrounding area and with the maximum base height allowed for single family homes; and
- In addition, the proposal provides buildings that are oriented to public streets along with streetscape improvements that will enhance the pedestrian environment in this area.

The approval of this petition will revise the adopted future land use for the small portion of the site currently zoned O-1, as specified by the *Central District Plan*, from office use to residential use at up to 17 dwellings per acre for the site.

Motion/Second: Watkins / Gussman

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

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that the portion of the site currently zoned R-5 is consistent with the *Central District Plan*, which recommends residential uses up to 17 units per acre. The portions of the site currently zoned R-22MF are consistent with the *Central District Plan's* recommendations for residential up to 22 units per acre. However, the request for the small portion of the site currently zoned O-1 is inconsistent with the *Central District Plan*, which recommends office uses.

A committee member stated that though residential units such as this were anticipated, some in the neighborhood had hoped that the site would have been developed with more naturally occurring affordable housing.

There was no further discussion of this petition.

PLANNER

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