



Zoning Committee

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**REQUEST**

Current Zoning: R-5 (single family residential)  
Proposed Zoning: UR-2 (CD) (urban residential, conditional)

**LOCATION**

Approximately .41 acres located along the southern portion of N. Davidson Street between Charles Avenue and E. 32nd Street. (Council District 1 - Egleston)

**PETITIONER**

Andrew Parker

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**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 **inconsistent** with the *Blue Line Extension Transit Station Area Plan 36<sup>th</sup> Street Station Plan* based on the information from the staff analysis and the public hearing and because:

- The Plan recommends residential uses up to 5 dwelling units per acre.

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 adopted plan for this property states that “moderate density” may be appropriate in some locations if the proposal meets Community Design Policies guidance found in the *BLE Extension Transit Station Area Plan*.”
- This proposal commits to multiple design elements including impervious surfaces, preserved natural areas around stream buffers, and architectural elements, and pedestrian improvements.
- The petition supports the plan’s land use goals that seek to “accommodate higher intensity uses that support the various transportation systems throughout the Corridor, while protecting the fabric of residential neighborhoods and providing the opportunity for housing.”
- This petition is protecting the fabric of the surrounding neighborhood and saving existing housing from demolition by proposing development on a currently vacant site along the N. Davidson Street corridor.

- Land uses surrounding the subject property are similar in context and density, in particular with the site directly north of the subject property.

The approval of this petition will revise the adopted future land use as specified by the *Blue Line Transit Station Area Plan 36<sup>th</sup> Street Station Plan* from residential up to five dwelling units per acre to residential up to 17 dwelling units per acre.

Motion/Second: Gussman / Barbee  
Yeas: Gussman, Ham, Spencer, Barbee, McClung, Nwasike  
Nays: None  
Absent: Watkins and Wiggins  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

There was no further discussion of this petition.

**PLANNER**

William Linville (704) 336-4090