

**ZONING COMMITTEE  
RECOMMENDATION  
October 24, 2007**

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**Rezoning Petition No. 2007-120**

**Property Owner:** Bungalow Designs, Inc

**Petitioner:** Bungalow Designs, Inc

**Location:** Approximately 0.69 acres located on the southeast corner of North McDowell Street and East 37th Street.

**Center, Corridor or Wedge:** Wedge

**Request:** R-5, single family residential to R-6 (CD), single family residential, conditional

**Action:** The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

**Vote:**

|         |   |
|---------|---|
| Yeas:   | Howard, Johnson, Lipton, Loflin, Randolph, Rosenburgh, and Sheild |
| Nays:   | None  |
| Absent: | None  |

**Summary of Petition**

This petition proposes to rezone approximately 0.69 acres to allow the construction of up to 4 single family homes.

**Zoning Committee Discussion/Rationale**

Keith MacVean summarized the request and noted the surrounding land uses. Mr. MacVean explained that the relatively small 3 feet planting strips and 5 feet sidewalks were deemed acceptable by the Planning Department and CDOT because of the topographical issues present on the site. Mr. MacVean stated that there is a significant drop in grade from the street that would make larger planting strips and sidewalks impractical to install.

The petitioner agreed to provide conceptual building elevations as part of the conditional plan. Mr. MacVean stated that staff had no outstanding issues with this proposal.

### **Statement of Consistency**

Upon a motion made by Commissioner Rosenburgh and seconded by Commissioner Sheild, the Zoning Committee unanimously found this petition consistent with the *North East Transit Station Area Plan* and to be reasonable and in the public interest.

### **Vote**

**Upon a motion made by Commissioner Loflin and seconded by Commissioner Lipton, the Zoning Committee voted unanimously to recommend approval of this petition.**

### **Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.