



Zoning Committee

REQUEST

Current Zoning: R-4 (single family residential) & UR-2(CD) (urban residential, conditional)

Proposed Zoning: UR-2(CD) (urban residential, conditional) & UR-2(CD) SPA (urban residential, conditional, site plan amendment)

LOCATION

Approximately 3.6 acres located on the south side of E. Woodlawn Road, east of Murrayhill Road (Council District 6 - Bokhari)

PETITIONER

MPV Properties

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 *Woodlawn Transit Station Area Plan* for the majority of the site; however, it is **inconsistent** with the Plan on the western portion of the site, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential uses up to 22 DUA for the majority of the site.
- The plan recommends residential land use up to 4 DUA on the western portion of the site.

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 development proposes 37 single family attached, townhome units at a density of 10.14 units per acre.
- The previous rezoning for the majority of the site allowed up to 20 townhomes at a density of 7.72 units per acre.
- Although this proposal slightly increases the previously approved density, the plan provides commitment for wall or fence within buffer, maximum building length of 120 feet, and architectural design standards not included in the previously approved rezoning.
- The site plan provides buffers to provide separation and screening from adjacent single family detached homes.
- The plan provides a setback from Woodlawn Road that is consistent with single family homes and recently approved developments in the area.
- The plan limits the height of the buildings to 3 stories to not exceed 45 feet, 5 feet more than allowed in single family zoning.

The approval of this petition will revise the adopted future land use as specified by the *Woodlawn Transit Station Area Plan*, from residential up to 4 DUA to residential up to 12 DUA for the western portion of the site.

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

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that the majority of the site is consistent with the adopted area plan.

There was a question about units along Woodlawn Road. The units along Woodlawn Road are alley loaded and has stoops that face the public realm.

A commissioner asked if any "affordable" units provided. There are not.

Another commissioner asked about provision of the future street cross section. CDOT staff responded that the future cross section includes an added turn lane and bike lanes. Space for these elements are provided on the site, but constructing the elements on the limited frontage of this parcel is not practical

There was another question concerning the number and location of curb cuts onto Woodlawn. CDOT staff noted that only one access point is on this site, and it is placed in alignment with Rockford Court for best and safest access.

There was no further discussion of this petition.

PLANNER

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