



Zoning Committee

REQUEST

Current Zoning: R-3 (residential)
Proposed Zoning: R-8 MF (multi-family residential)

LOCATION

Approximately 28.8 acres located along the southern portion of
W. Rocky River Road

(Council District 4 - Johnson)

PETITIONER

John Clark, Jr.

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **inconsistent** with the *Newell Area Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family uses up to four dwelling units per acre (DUA) and greenway uses for the site.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The subject property's location is in a gap area for public open space. To offset that gap, the request provides at minimum 12,000 square feet of amenitized open space.
- The requested increase in density is appropriate in this location as the Blue Line's University City Blvd. Park and Ride station is approximately 6,000 feet from the property's proposed entrance.
- The request satisfies the Plan's land use objective of "providing a broad range of housing" that will meet the needs of different types of households. The request provides a moderate increase in density in an area that is immediately adjacent to the future Toby Creek Greenway corridor
- Although inconsistent with recommended density, the requested housing type (single family attached) is consistent with the proposed land use recommendation.

The approval of this petition will revise the adopted future land use as specified by the *Newell Small Area Plan* for a portion of the

site, from single family uses up to 4 DUA to residential uses up to 8 DUA for the site. The area recommended for greenway uses shall remain.

Motion/Second: Barbee / Blumenthal

Yeas: Barbee, Blumenthal, McMillan, Samuel, and Welton

Nays: None

Absent: Kelly, Nwasike

Recused: None

ZONING COMMITTEE DISCUSSION

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

Committee Chair Samuel asked for clarification on whether or not the rationale bullet that referenced this area as being in a gap area for public open space was received from Parks and Rec. Staff confirmed that it was noted on Parks and Rec's initial memo regarding the petition.

There was no further discussion of this petition.

PLANNER

William Linville (704) 336-4090