



Zoning Committee

REQUEST

Current Zoning: UR-2(CD) (urban residential, conditional) & R-4 (single family residential)
Proposed Zoning: UR-2(CD) SPA (urban residential, conditional, site plan amendment) & UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 13.05 acres located along the north and south sides of Wallace Lane and east of the East Independence Expressway
(Council District 5 - Newton)

PETITIONER

NVR, Inc.

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 *Independence Boulevard Area Plan* for the portion of the site on the north side of Wallace Lane and **inconsistent** with the *Plan* for the portion of the site on the south side of Wallace Lane, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential up to 17 units per acre for the portion of the site on the north side of Wallace Lane.
- The plan recommends residential up to 4 units per acre for the portion of the site on the south side of Wallace Lane.

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 previously approved plan allowed 119 units at 12.9 units per acre for the portion on the north side of Wallace Lane.
- Maintains connectivity through northern site while preserving sensitive wetlands and stream corridor.
- The southern portion includes 3 large infill parcels, fronting Wallace Lane not part of the adjacent neighborhoods.
- Provides landscaped buffers adjacent to neighboring single family homes for entirety of the site.
- Provides architectural design standards and limits building heights to 40 feet for all units.
- The entire site is in close proximity to Independence Boulevard and the Lynx Silver Line corridor and approximately 1 mile from the nearest proposed Silver Line station

The approval of this petition will revise the adopted future land use as specified by the *Independence Boulevard Area Plan*, from residential up to 4 units per acre to residential up to 12 units per acre for the portion of the site on the south side of Wallace Lane.

Motion/Second: Welton / Blumenthal

Yeas: Blumenthal, Ham, Rhodes, Samuel, Spencer and Welton

Nays: None

Absent: Chirinos

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is **consistent** with the *Independence Boulevard Area Plan* for the portion of the site on the north side of Wallace Lane and **inconsistent** with the *Plan* for the portion of the site on the south side of Wallace Lane with the adopted area plan.

There was no further discussion of this petition.

PLANNER

John Kinley (704) 336-8311