



Zoning Committee

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-17MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 19 acres located on the east side of Mallard Creek Road, northeast of Ridge Road, and west of Interstate 85. (Outside City Limits)

PETITIONER

Madison Capital Group, LLC

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 *Northeast Area Plan* (2000) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends Single family/Multifamily/Institutional/Office/Retail up to 12+ dwelling units per acre (DUA).

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:

- This petition fulfills the area plan's goals of providing a mixture of land uses in this area and of building higher density residential in proximity to bus and other transit lines, as this site is within a 1/3 mile of a University Research Park Route bus stop.
- The petition proposes to construct a public street cutting through a portion of the site, leaving the opportunity for future road extensions to public roads on either side, increasing connectivity among nearby neighborhoods and helping fulfil the area plan's goal of an interconnected street network.
- The petition proposes an amenity area on the site which will include a pool, an open space area, a dog park, and seating areas.
- The petition commits to building a minimum 8-foot sidewalk and 8-foot planting strip along the public street to be constructed within the site.

Motion/Second: Spencer / Welton
Yeas: Blumenthal, Ham, Rhodes, Spencer, Samuel,
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 adopted area plan.

A commissioner asked when the Mallard Creek Road widening project would begin. CDOT responded in 2025.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225