



Zoning Committee

REQUEST

Current Zoning: RE-3(O) (research, optional)
Proposed Zoning: NS (neighborhood services)

LOCATION

Approximately 15.98 acres located in the southeast and southwest quadrants of the West Mallard Creek Church Road and Senator Royall Drive intersection, west of Interstate 85. (Council District 4 - Johnson)

PETITIONER

Taylor Morrison 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 *University Research Park Area Plan (2010)*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential/office/retail uses with up to 22+ dwelling units per acre for residential density.

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 proposes up to 140 single family attached dwelling units and 20,000 square feet of commercial uses. The mixed-use nature of the development and the proposed density at 8.79 dwelling units per acre is consistent with the area plan's recommendation of residential/office/retail use up to 22+ DUA.
- The petition commits to enhancing the pedestrian environment through site design elements such as a minimum 8-foot-wide sidewalk and 8-foot planting strip along the site's frontage of Senator Royall Drive and Alexander Village Main Drive, a 12-foot multi-use path along West Mallard Creek Church Road, and internal sidewalks and pedestrian connections throughout the site.
- The proposed mixed-use development will aid in fulfilling the area plan's goal of encouraging a mixture of uses in the area, expanding housing choices, and facilitating a development pattern that leads to a more connected street network.
- The petition proposes a public open space area at the corner of Senator Royall Drive and Alexander Village Main Drive,

including amenities such as seating, enhanced landscaping, a gazebo, picnic tables, and a dog park.

Motion/Second: Spencer / Ham

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

Nays: None

Absent: Blumenthal

Recused: None

ZONING COMMITTEE DISCUSSION

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

A committee member asked if the petitioner had committed to any type of affordable housing. Staff responded that the petitioner has not committed to any affordable housing and would be market rate.

A committee member expressed concern about school overcrowding. Staff stated that while the schools were above the school utilizations that this petition did not increase the number of students. A committee member suggested the CMS formula to calculate possible student generation may need to be updated.

Staff clarified that a 12-foot multi-use path and 8-foot planting strip with a 5-foot bike line along both side of Senator Royall Drive would be provided.

Staff clarified that car washes, gas stations, and automobile service stations would not be permitted but two accessory drive-through services windows would be allowed.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225