



Zoning Committee

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-12MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 13.37 acres located at the eastern intersection of Eastfield Road and Independence Hill Road, north of Interstate 485.
(Council District 4 - Johnson)

PETITIONER

Donald M. Edward

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** with the *Prosperity Hucks Area Plan's* (2015) recommendation of residential use, but it is **inconsistent** with the recommended density of 4 DUA, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential up to 4 dwelling units per acre.

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:

- This petition proposes up to 160 multi-family dwelling units that will be age-restricted (55+) for a density of 11.96 DUA.
- This petition will increase housing options and varieties of housing types in the area.
- Adjacent to this petition is Petition 2020-148, which was recently approved for detached and attached single family housing units and allows for a density of up to 6 DUA. On the other side of Petition 2020-148 is R-12MF(CD) zoning on which are existing townhomes.
- The age-restricted multi-family units are an appropriate density transition from the lower density adjacent townhomes.

- This petition will increase pedestrian connectivity in the area by committing to construct an 8-foot planting strip and 6-foot sidewalk along the site’s public street frontages.

The approval of this petition will revise the adopted future land use as specified by the *Prosperity Hucks Area Plan* (2015), from Residential up to 4 DUA to Residential up to 12 DUA for the site.

Motion/Second: Ham / Spencer
 Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel, Spencer and Welton
 Nays: None
 Absent: None
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *Prosperity Hucks Area Plan’s* (2015) recommendation of residential use, but it is inconsistent with the recommended density of 4 DUA.

There was no further discussion of this petition.

PLANNER

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