



Zoning Committee

REQUEST

Current Zoning: I-1(CD) (light industrial, conditional)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 9.3 acres located east of Price Lane, west of Parkway Plaza Boulevard, and south of Yorkmont Road.

(Council District 3 - Watlington)

PETITIONER

Matt Gallagher

**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:

To Approve:

This petition is found to be **inconsistent** with *Southwest District Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office use for the site.
- The plan fails to meet the *General Development Policies* guidelines for consideration of residential at up to 12 dwelling units per acre (DUA).

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:

- While inconsistent with the adopted office land use for the site, the petition is compatible with the surrounding land uses, and recent rezonings in the area allowing for residential development.
- The proposed middle density residential development is compatible with existing development patterns in the City Park neighborhood.
- The site is located within the Old Coliseum mixed use activity center, as per the Centers, Corridors and Wedges Growth Framework, which envisions an activity center with a robust mix of uses, including moderate density residential.
- The proposed density of 9.68 DUA is slightly higher than what is supported by the General Development Policies but is compatible with the adjacent office and multi-family developments.

The approval of this petition will revise the adopted future land use as specified by the *Southwest District Plan*, from office to residential up to 12 DUA for the site.

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

ZONING COMMITTEE DISCUSSION

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

Commissioner Samuel questioned the maximum height for UR-2, which allows for a base of 40' with additional allowances per the zoning ordinance that could result in 100' in building height. Staff noted that they would normally see building height established at a maximum of 48'. Chair Samuel asked that staff make a request of the petitioner to add a conditional note that establishes a maximum building height of 48' or less. Staff agreed to coordinate with the petitioner to pursue a maximum building height of 48'.

There was no further discussion of this petition.

PLANNER

Joe Mangum (704) 353-1908