



Zoning Committee

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 8.02 acres located on the south side of Galloway Road, east of Claude Freeman Drive, and north of West Mallard Creek Church Road.
(Council District 4 - Johnson)

PETITIONER

AREP Galloway, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

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

- The plan recommends residential land uses of no more than 4 dwelling units per acre.
- The petition meets the *General Development Policies* locational criteria for consideration of up to 6 dwellings 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:

- At 6 dwelling units per acre, this petition is inconsistent with the area plan's recommended density of 4 dwelling units per acre, but it is consistent with the area plan's recommendation of a residential use.
- The slightly increased density is appropriate for this infill site and is an appropriate adjacent use to the surrounding single-family neighborhoods.
- The proposed project is generally consistent with the existing development pattern in the area, in particular with the site to the southwest of the site.
- The petition commits to enhancing the pedestrian environment throughout the site through site design elements and creates improved street connectivity along Galloway Road as well as a pedestrian connection to Arbor Vista Drive in the neighborhood to the east.

The approval of this petition will revise the adopted future land use as specified by the *Northeast Area Plan*, from residential land uses of no more than 4 DUA to residential land uses of up to 6 DUA for the site.

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

ZONING COMMITTEE DISCUSSION

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

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225