



Zoning Committee

REQUEST

Current Zoning: R-17MF (multi-family residential), INST (institutional), and INST(CD) (institutional, conditional)

Proposed Zoning: UR-2(CD) (urban residential, conditional) and MUDD(O) (mixed-use development, optional) with 5-year vested rights

LOCATION

Approximately 70.014 acres located along Shamrock Road within the greater Aldersgate Retirement Community.

(Council District 1 - Egleston)

PETITIONER

Aldersgate United Methodist Retirement Community

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:

This petition is found to be **inconsistent** with the *Eastland Area Plan* (2003) with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends institutional uses for the site.

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:

- The request for a mixture of residential and non-residential uses in an institutional setting achieves the plan's goal of creating a "balanced mixture of land uses".
- The site's mixture of uses (including community centers, medical office, youth centers) would provide a benefit to the surrounding community outside the rezoning boundary.
- The proposal commits to phased transportation improvements (pedestrian crossings/signals, turn lanes, etc.) to improve transportation safety and accessibility for the site.
- The request also achieves the plan's goal of "supporting strong neighborhoods" through ongoing investment in area neighborhoods.

- The added residential density (9.18 dwelling units per acre (DUA)) is balanced by the proposed mixture of on-site neighborhood services such as civic centers, personal service/EDEE/retail uses, and medical offices.

The approval of this petition will revise the adopted future land use for Development Area 2 as specified by the Eastland Area Plan from institutional to residential/office/retail for the site, and will revise Development Areas 1, 3 and 4 from institutional to residential uses up to 12 DUA.

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

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