



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2024-041

July 9, 2024

REQUEST	Current Zoning: N2-B (neighborhood 2-B) and OFC (office flex campus) Proposed Zoning: N2-B (neighborhood 2-B)
LOCATION	Approximately 0.548 acres located on the east side of McAlway Road, west of Craig Avenue, north of Bobby Lane. (Council District 5 - Molina)
PETITIONER	McAlway Road Ventures, LLC

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** based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Neighborhood 1 Place Type.

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 parcel abuts garden apartments to the east, townhomes to the south, and townhomes under construction to the west on lots zoned N2-B.
- The N2-B zoning district is intended for the development of multi-family dwellings, including multi-family attached and multi-family stacked units. Lower-intensity residential dwellings, including single-family, duplex, triplex, and quadruplex dwellings are permitted within the zoning district, subject to the standards of the N1-E zoning district, or as components of a multi-dwelling development.
- The site has split zoning with most of the site zoned OFC and the remainder zoned N2-B. The request proposes to bring the entire acreage under one zoning district.
- The rezoning site has frontage along McAlway Road, a City-maintained major collector.
- The petition is located within ¼ mile of a Neighborhood Activity Center.

- The petition is location within an Access to Housing Gap (EGF). Access to housing is a high priority need in this area according to the EGF Community Reports. The petition for uses allowed in the N2-B zoning district on the site, including multi-family attached dwelling units, seeks to address the housing need.
- The petition is made up of remnant parcels.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 2: Neighborhood Diversity & Inclusion

Motion/Second: Lansdell / Sealey

Yeas: Lansdell, Neeley, Russell, Sealey, Welton, Whilden

Nays: None

Absent: Winiker

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*. Commissioner Russell inquired about the demarcation between place types N1 and N2. Staff responded that on the ground development and zoning were taken into consideration as part of assessment and establishment of classifications. Commissioner Lansdell inquired about sidewalk and planting strip along the right-of-way. CDOT staff responded there are certain triggers that require sidewalk/planting strips which will be assessed during permitting.

There was no further discussion of this petition.

PLANNER

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