



Zoning Committee

**REQUEST**

Current Zoning: N1-B (neighborhood 1-B) and CG (general commercial)

Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 2.09 acres located on the northeast side of The Plaza, south of Bridgeport Drive, and west of Barrington Drive. (Council District 5 - Molina)

**PETITIONER**

Urban Trends Real Estate, Inc.

**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 **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:

- While inconsistent with the 2040 Policy Map recommendation for density, the petition for single family townhomes are an appropriate transition between adjacent single family, multi-family, and retail uses.
- Neighborhood 2 at this site helps to achieve the Place Type goal of providing a variety of housing types such as townhomes and apartments alongside neighborhood-serving shops and services.
- The petition commits to enhancement of the pedestrian environment via an eight-foot planting strip and eight-foot sidewalk on both sides of the Plainfield Drive extension and connecting to an internal network.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 to the Neighborhood 2 for the site.

Motion/Second: Neeley / Russell  
Yeas: Lansdell, Neeley, Russell, Sealey, Welton,  
Whilden, Winiker  
Nays: None  
Absent: None  
Recused: None

### **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*. Staff noted that the petitioner addressed outstanding environment and transportation issues. The rules were suspended to allow Commissioner Whilden to ask the petitioner about LUESA's comment about air quality and utilization of EPA Tier 4 approved diesel equipment. The petitioner responded they saw the report and would comply with the cited standards. There was no further discussion of this petition.

### **PLANNER**

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