



Zoning Committee Recommendation

Rezoning Petition 2022-125

April 4, 2023

REQUEST

Current Zoning: R-5 AIR (single family residential, Airport Noise Overlay), B-2 AIR (general business, Airport Noise Overlay)
Proposed Zoning: UR-2(CD) AIR (urban residential, conditional, Airport Noise Overlay)

LOCATION

Approximately 7.7 acres located on Tennyson Drive near Interstate 85.

(Council District 2 - Graham)

PETITIONER

Blue Heel Development

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** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Neighborhood 1 Place Type 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 proposed development will provide more housing options in the form of single family attached dwellings on the edge of a neighborhood of predominately single family detached dwellings.
- The existing B-2 zoning on a portion of the site could result in less compatible development outcomes than the proposed single family attached dwellings. B-2 zoning permits multifamily housing in addition to commercial uses.
- The proposed density of 5 dwelling units per acre is consistent with the existing R-5 zoning for a portion of the site.
- The petition will improve mobility in the neighborhood by connecting two streets and providing a multi-use path connection to another in addition to 8' planting strip and 6' sidewalk along the new public streets.

- The petition would allow the site to be developed while preserving more than three acres encumbered by wetlands and stream buffers as open space.
- The site is less than ½ mile from retail, services, and transit facilities along Freedom Drive.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 7: Integrated Natural & Built Environments
 - 9: Retain Our Identity & Charm

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

Motion/Second: Lansdell / Welton

Yeas: Gaston, Gussman, Harvey, Lansdell, Rhodes, Russell, Welton

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*.

Commissioner Welton inquired about the inconsistency of the proposed rezoning. Staff replied that both the proposal is for a Neighborhood 2 place type.

Chairperson Gussman asked for confirmation that the inconsistency is based on form as opposed to density. Staff replied that the *2040 Policy Map* and UDO don't reference density and place emphasis on building form.

Commissioner Lansdell asked for confirmation that the sidewalk on the north side of the Plainview Rd extension ends prior the crossing the creek culvert. Staff confirmed that it does.

Chairperson Gussman asked for a refresher on the meaning of the Airport Noise Overlay. Staff replied that it is a disclosure to property owners and would-be property buyers that their properties might be impacted by airport noise.

Commissioner Lansdell expressed concerns about the sidewalk ending prior the creek culvert and the street crossing at that location. CDOT staff replied that the details of that crossing would be worked out in permitting.

PLANNER

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