



Zoning Committee

---

---

**REQUEST**

Current Zoning: R-4 (single family residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 2 acres located at the northeast intersection of Wellingford Street and Hershey Street, east of West Sugar Creek Road  
(Council District 4 - Johnson)

**PETITIONER**

Elite Team Realty & Property Management Inc.

---

**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** with the *Northeast District Plan*. However, the *General Development Policies* support the density requested of less than or equal to 12 units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential up to 4 units per acre and greenway use.
- The petition proposes up to 20 single family attached units for a density of 10 units per acre.

Therefore, 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 plan provides building design standards and limits the building heights to 35 feet, compatible with single family residential development.
- Provides an 8 ft wide landscape area along the eastern property line where the development is closest to existing single family homes.
- Dedicates or provides a greenway/stormwater easement along the northern property line.
- Provides additional housing options in the area.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan*, from single family

residential up to 3 units per acre and greenway to residential use less than or equal to 12 units per acre.

Motion/Second:

Ham / Chirinos

Yeas:

Blumenthal, Chirinos, Ham,  
Rhodes, Samuel, and Welton

Nays:

None

Absent:

Spencer

Recused:

None

#### **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan but the density proposed is consistent with the *General Development Policies*.

There was no further discussion of this petition.

#### **PLANNER**

John Kinley (704) 336-8311