



## Zoning Committee Recommendation

Rezoning Petition 2021-119

May 3, 2022

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### REQUEST

Current Zoning: R-3 LLWPA (single family residential, Lower Lake Wylie Protected Area), INST LLWPA (institutional, Lower Lake Wylie Protected Area), and MX-2(INNOV) LLWPA (Mixed-Use Innovative, Lower Lake Wylie Protected Area)

Proposed Zoning: MX-2(INNOV) LLWPA (Mixed-Use Innovative, Lower Lake Wylie Protected Area), MX-2(INNOV) LLWPA SPA (Mixed-Use Innovative, Lower Lake Wylie Protected Area, site plan amendment)

### LOCATION

Approximately 31.5 acres on Freedom Drive between Toddville Road and Allenbrook Drive.

(Council District 3 - Watlington)

### PETITIONER

Profile Homes

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### 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:

#### To Approve:

This petition is found to be partly **consistent** and partly **inconsistent** with the *Northwest District Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential at up to 8 dwelling units per acre (DUA) for a portion of the site (consistent).
- The plan recommends greenway for a portion of the site (consistent).
- The plan recommends single family residential up to 4 DUA for a portion of the site (inconsistent).
- The plan recommends institutional use for a portion of the site (inconsistent).
- The petition is consistent with the General Development Policies for consideration of density up to 6 DUA.

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 petition is compatible with the general development pattern in the area, consisting of mixed residential uses near the intersection of Freedom Drive and Toddville Road.
- The majority of the site is already zoned to allow single family attached and multifamily residential. This petition would reduce the density of residential use from 7.99 DUA to 4.63 DUA.
- The proposed development would provide an alternative housing type for this section of the Freedom Drive corridor.
- The petition would improve the street network in the vicinity by connecting to street stubs and provide an 8' planting strip and 6' sidewalk along all public streets.

The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan*, from current recommended single-family at up to 4 DUA to residential up to 6 DUA land use for the site.

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

## ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is partly consistent and partly inconsistent with the adopted area plan.

Chairperson Samuel asked for more detail regarding the outstanding requested technical revision. Staff replied that there was a change in acreage of the site plan which caused confusion with the acreage of required tree save, since tree save is based on a percentage of the overall site.

Commissioner Blumenthal inquired whether the site plan included open space with amenities in addition to the greenway dedication area there would be a minimum of 4,000 square feet of open space improved with seating areas, walkways and other hardscape areas, landscape areas, and lighting.

There was no further discussion of this petition.

## PLANNER

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