



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-258

July 5, 2022

REQUEST

Current Zoning: RE-2 (research)
Proposed Zoning: R-12MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 64.05 acres located along the north side of University City Boulevard, east side of Neal Road, west side of Interstate 85, south of IBM Drive.
(Council District 4 - Johnson)

PETITIONER

RD University Oaks, 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:

This petition is found to be **consistent** with the *2040 Policy Map* place type based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Community Activity Center place type at this site.

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:

- While the petition does not propose a mixture of uses at the site, the larger, surrounding area has an existing mix of uses.
- The petition adds to the mix of different types of residential land uses in the area.
- Multifamily residential land uses are compatible with the existing single-family neighborhoods and institutional land uses surrounding the site.
- The petition commits to a 12-foot multi-use path along Neal Road.
- The petition commits to enhancing the pedestrian environment on the site.

The petition commits to providing an access easement to a future greenway trail with an 8-foot sidewalk.

Motion/Second: Harvey / Barbee
Yeas: Barbee, Gaston, Gussman, Harvey, Russell, and Samuel
Nays: None
Absent: Rhodes
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225