



Zoning Committee

REQUEST

Current Zoning: R-17MF (multi-family residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 1.53 acres located on the south side of Lynnwood Drive, west of Sterling Road, and north of Ridgewood Avenue. (Council District 6 - Bokhari)

PETITIONER

Tim Pratt, Copper Builders, LLC

**ZONING COMMITTEE
ACTION/
STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 5-2 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** 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 2 for the 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:

- Nestled in the canopied roads of the Myers Park neighborhood, this site helps provide a mixture of housing types in the area which is characterized by single family and low-rise multi-family building forms among significant stands of mature trees. Both the current development and the proposed townhome-style development are consistent with the Neighborhood 2 Place Type.
- The petition commits to provide landscape screening and a 6' wooden fence along all adjacent property boundaries.
- The proposal for 21 units over the existing 18 units is a modest increase in unit density on the site from 11.39 dwelling units per acre (DUA) to 13.29 DUA.
- The general site and building design has been modified to meander around existing canopy where possible and preserve some of the site's more mature trees. The petitioner has also provided conditional notes reflecting best management practices and guidelines for canopy

- preservation.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

Motion/Second: Welton / Rhodes
 Yeas: Gaston, Gussman, Harvey, Rhodes, Welton
 Nays: Lansdell, Russell
 Absent: None
 Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Lansdell commented that the dimensions of the proposed private alley are not substantial enough for maneuvering, particularly for emergency services vehicles.

Commissioner Welton asked staff for clarity on the reverse angle parking and what was required from CDOT on this parking. Staff responded that CDOT required signage for the reverse angle parking and noted that the parking provided on-street and off-street exceeds ordinance requirements.

Commissioner Russell asked for staff to verify the stormwater conditions in the plan. Staff responded that the petitioner would provide 2 and 10 year peak control as related to all impervious surface on the site to limit runoff peak levels no greater than would occur from the site if it were in a natural, undeveloped condition. Typically, the developer would only have to account for impervious surface added to the site, but this note means that they will detain water on the site for all impervious surface as if the site were currently entirely undeveloped. Commissioner Welton added that Stormwater did request 10 and 25 peak controls but recognize that such a request would be nice to include on the plan but not necessarily expected.

Chairman Gussman noted that this is a challenging site, but the outcome of this stormwater note goes beyond what we typically see on other petitions.

Commissioner Rhodes asked staff whether the petitioner would consider reducing the number of units. Staff responded that at this time, a reduction of proposed units is not being considered by the petitioner. Commissioner Welton added that if the site were developed by-right there would be a potential of more units on the site than currently proposed.

There was no further discussion of this petition.

MINORITY OPINION

The typical section design of the private alleys shown would not allow for ample maneuvering throughout the site given that the dimension would be less than 20 feet. This project also adds more impervious surface on the site than is currently there and

could negatively contribute to the existing stormwater issues in the area.

PLANNER

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