



Zoning Committee

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**REQUEST**

Current Zoning: RE-1 (research)  
Proposed Zoning: UR-2(CD) (urban residential, conditional) with five-year vested rights

**LOCATION**

Approximately 38 acres located on the north side of Governor Hunt Road, east of Mallard Creek Road  
(Council District 4 - Phipps)

**PETITIONER**

Mattamy Homes

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**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 inconsistent with the *University Research Park Area Plan* and consistent with the *General Development Policies*, based on the information from the staff analysis and the public hearing and because:

- The University Research Park Area Plan recommends office land use. The General Development Policies support the proposed density of 4.40 units per acre.

However, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- Although the area plan recommends office uses for this site, the University Research Park has continued to evolve since the plan was adopted in 2010 with the addition of multi-family into the predominately office and research environment; and
- If the site is to be considered for residential, the General Development Policies (GDP) indicate that a density of up to six units per acre is appropriate; and
- This proposal will provide another housing choice in the Research Park by allowing townhome development close to numerous employment opportunities; and
- The proposed residential development will have significantly lower traffic impact than the office development recommended by the plan; and
- The petition also commits to an internal network of streets that will help support City Council's connectivity goals; and
- The petition provides an extensive open space network including a linear park, pocket park, pedestrian trails, and a large common open space.

Motion/Second: McClung / Nelson  
Yeas: Fryday, Majeed, McClung, Nelson, Spencer, and Sullivan  
Nays: None  
Absent: None  
Recused: McMillan

## **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan but consistent with the General Development Policies. Staff noted that all of the outstanding issues had been addressed except for the request to implement the eight-foot planting strips and six-foot sidewalks connecting the site access "B" to David Taylor Drive.

A commissioner noted the inconsistency with the area plan and asked if the rezoning is approved would it change it for the area plan. Staff noted that if the rezoning is approved then the plan will be changed only for the subject property.

Another commissioner asked about the sidewalks to David Taylor Drive and CDOT responded that it is an offsite improvement and it is an "ask" and not a requirement.

There was no further discussion of this petition.

## **Planner**

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