



Zoning Committee

REQUEST

Current Zoning: R-22MF (multi-family residential)
Proposed Zoning: NS (neighborhood services)

LOCATION

Approximately 0.87 acres located on the north side of Reece Road, east of Arbor Lane, east of Park Road, and north of the Park Road Shopping Center.
(Council District 6 - Bokhari)

PETITIONER

The Drakeford Company

**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:

The proposed residential use is found to be consistent with the *Park Woodlawn Area Plan* which recommends residential uses for the site. The requested density of 18.6 units per acre is inconsistent with the adopted plan recommendation for a density of 12 dwelling units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential land uses up to 12 dwelling 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 proposed residential density (18.6 units per acre) is inconsistent with the adopted plan, the density is less than what is allowed (22 units per acre) under the current R-22MF (multi-family residential) zoning district, for both the subject site as well as surrounding property; and
- The proposal provides a density transition from the multi-family development to the south across Reece Road and the single family neighborhood north of the site; and
- The site is located within an easy walk of the Little Sugar Creek Greenway and Park Road Shopping Center, and because of its proximity to these uses is appropriate for moderate density residential use; and
- Architectural standards have been provided for the proposed units. They address building materials and design, and include wrap-around decks and provisions for blank walls; and
- The proposed development improves the site frontage with an eight-foot planting strip and six-foot sidewalk which will improve both safety and the pedestrian experience.

Motion/Second: McMillan / Watkins
Yeas: Ham, McClung, McMillan, Samuel, and Watkins
Nays: Fryday and Gussman
Absent: None
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that the proposed residential use is found to be consistent with the adopted area plan. However, the requested density of 18.6 units per acre is inconsistent with the adopted plan. Staff noted that all outstanding issues had been addressed. Changes made include provision of an open space tree save area, elimination of the proposed live-work unit, evergreen screening on the property to the north, and a building height limit of 50 feet.

One Commissioner had a question about the proposed buffer and fencing along the northern property line. Staff responded that the developer added a note that the development will provide a fence and a row of evergreen shrubs with approval of the home owners association.

Several Commissioners had concerns about the use of the NS (neighborhood services) district for residential use and that the district would allow commercial uses. Staff responded that the conditional site plan removes the commercial use and only allows residential use.

During the discussion staff noted that the neighborhood services district allows for residential uses, and allows for a more urban design than the existing zoning. The current multi-family district calls for larger setbacks, 15 percent tree save requirements, and is geared more to apartments and not for-sale attached townhomes.

One Commissioner asked about parking in the FEMA floodplain and whether this is allowed. Staff responded that during the land development review process, the reviewers would look more closely at the floodplain and will ensure compliance with regulations. The additional parking spaces proposed in the flood plain are additional overflow parking. The site meets the minimum spaces required by the district in the proposed garages.

Several Commissioners expressed reservations about the petition due to the use the NS zoning district, lack of tree save and open space areas.

There was no further discussion of this petition.

MINORITY OPINION

The dissenting Commissioners felt the use of NS (neighborhood services) zoning was inappropriate, and had concerns about the lack of open space proposed for the development. They stated that another district could be chosen such as the urban residential district, with the requirement that the site plan meet all development standards, including tree save. In addition, they felt that development under the urban residential district would be more in keeping with the residential character of the area.

PLANNER

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