



Zoning Committee

REQUEST

Current Zoning: R-4 (single family residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 9.3 acres located on the north side of Wallace Ln,
east of Independence Blvd.
(Council District 5 - Newton)

PETITIONER

Wallace Lane, 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 *Independence
Boulevard Area Plan* land use recommendations, however, the
proposed density is inconsistent with the plan's density
recommendation because:

- The Independence Boulevard Area Plan recommends residential uses for the subject property.
- However, the proposed density of 13.8 dwelling units per acre is inconsistent with the plan's density recommendation for up to four 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:

- While the density is inconsistent with the *Independence Boulevard Area Plan's* density recommendation, it is a reasonable use that will serve as a buffer between the E. Independence Boulevard retail and the adjacent neighborhoods; and
- The proposed building materials are consistent with existing homes within the neighborhood; and
- The proposal is supported by the neighborhood association; and
- The site design works well for the proposed development.

Motion/Second: Samuel / McClung

Yeas: Fryday, Ham, McClung, McMillan, Samuel, and
Watkins

Nays: None

Absent: Gussman

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the recommended land use but the proposed density is inconsistent with the adopted area plan.

A committee member stated that there are existing vinyl homes in the area, and vinyl as a building material would be consistent with the neighborhood. Another member stated that there are not many building restrictions in the area, and the homes are not cookie-cutter in design but are creative and individualistic. A member noted that members of the neighborhood expressed desire to rid an eyesore in the neighborhood, and are accepting of density. In addition, the site's location close to the road makes the density acceptable, and the new site plan has units fronting the street.

There was no further discussion of this petition.

PLANNER

Sonja Sanders (704) 336-8327