



Zoning Committee

REQUEST

Current Zoning: B-2(CD) (General Business, Conditional)
Proposed Zoning: R-17MF(CD) (Multi Family Residential, Conditional)

LOCATION

Approximately 16.6 acres located on the west side of Forest Point Blvd, off Nations Ford Rd, east of I-77.
(Council District 3 - Mayfield)

PETITIONER

NRP Properties, 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 inconsistent with the *Southwest District Plan* based on the information from the staff analysis and the public hearing and because:

- The plan recommends office/retail uses as amended by the previous rezoning.

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:

- The site is located along Forest Point Boulevard between Nations Ford Road and Arrowood Road. The location is within walking distance of retail uses and employment opportunities; additionally, the site is located on a CATS bus route.
- The proposed residential development is consistent with density standards in the *General Development Policies* and commits to architectural standards and additional landscaping along Forest Point Boulevard that provide compatibility with existing development in the area.
- The proposed development will provide additional housing options within the area.

The approval of this petition will revise the adopted future land use as specified by the *Southwest District Plan*, from office/retail use to residential use less than or equal to 12 dwelling units per acre for the site.

Motion/Second: McClung / Gussman

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

Nays: None

Absent: Ham
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan but meets the *General Development Policy* criteria for residential density up to 12 DUA.

Staff also noted the changes made since the hearing including the addition of trees planted behind the sidewalk in locations specified on the site plan, sidewalk extending to Arrowood Road and a north bound left turn lane into the site.

A petitioner asked about the future I-77 widening and sound walls. CDOT staff explained that during the planning and design of the widening project the state will perform an impact study to determine locations of needed sound walls. CDOT also noted that the petition includes right-of-way dedication for the future widening.

Another commissioner asked what the land use recommendation for the site was prior to previously approved rezoning. Planning staff stated they weren't sure but the proposal did meet the residential density criteria in the *General Development Policies*.

There was no further discussion of this petition.

PLANNER

John Kinley (704) 336-8311