



Zoning Committee

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 5.12 acres located on the southeast side of Carmel Road, north of Carmel Vista Lane and south of Quail View Road
(Council District 6 - Bokhari)

PETITIONER

Sinacori Builders

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

While this petition provides residential use as recommended by the *South District Plan*, the proposed density is **inconsistent** with the plan, and is not supported by the *General Development Policies* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses up to 3 dwelling units per acre (DUA).
- The General Development Policies support up to 4 DUA.

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 density increase is not supported by the *South District Plan* and the *General Development Policies*, the proposed density of 5.07 DUA is consistent with other townhome developments east of the site. The density of these other townhomes ranges from 3.68 to 5.22 DUA.
- The petition includes a mixture of housing types with 2 single family detached lots and a maximum of 24 townhomes.
- The site plan provides setbacks and side and rear yards abutting single family residential that are sensitive to and compatible with the existing residential context.
- The site plan also limits the height of the proposed units to 40 feet, which is the same height allowed for single family homes.
- The site plan provides a 31-foot Class C buffer abutting single family use and zoning.
- The site is located along and accessed from Carmel Road and is not internal to established subdivisions. Along this section of Carmel Road there are a variety of uses including single

family homes, townhomes, institutional uses and a commercial use. The proposed development is compatible with the type and form of existing development in the area.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family residential at 3 dwelling units per acre to residential less than or equal to 6 DUA for the site.

Motion/Second: McClung / Gussman
Yeas: Gussman, Ham, McClung, Spencer, Nwasike, Watkins, and Wiggins
Nays: None
Absent: None
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan but staff finds the proposal to be reasonable, and outstanding issues have been addressed.

A commissioner asked about stormwater concerns. Staff responded that during permitting the design of the site would have to meet the Stormwater Ordinance. The petitioner has shown a potential location for a stormwater facility. Another commissioner asked about enforcement of stormwater regulations. Staff responded that the Stormwater department has enforcement staff that go out and inspect stormwater facilities to ensure they are functioning correctly and can take enforcement actions if there are compliance issues.

A commissioner asked about the height of the buildings and retaining walls. Staff responded that detailed grading plans are done during permitting. As part of the conditions of the rezoning plan staff asked and the petitioner agreed to limit the height of the buildings to 40 feet which is the same height allowed in single family zoning districts.

There was no further discussion of this petition.

PLANNER

John Kinley (704) 336-8311