



Zoning Committee

REQUEST

Current Zoning: R-3 (single-family residential) and B-2 (general business)
Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 16.0 acres located on the east side of Beatties Ford Road, north of Trinity Road and south of Lakeview Road.
(Council District 2 - Harlow)

PETITIONER

Joseph Rhodes

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 4-3 to recommend DENIAL of this petition and adopt the consistency statement as follows:

This petition is found to be **consistent** with the *Northwest District Plan* recommendation for residential uses, and with the *General Development Policies* density recommendation for the northern portion of the site. The petition is **inconsistent** with the Plan for the southern portion of the site, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family development at up to 4 units per acre and the *General Development Policies* support a density up to 8 dwelling units per acre for the north portion of the site.
- The plan recommends retail uses on the south portion of the site along Trinity Road.

However, we find this petition to not be reasonable and not in the public interest based on information from the staff analysis and the public hearing and because:

- There are a surprising number of outstanding issues unresolved that contribute to inappropriate land use
- Specifically, a public transportation issue has not been met.

Approval of this petition would revise the adopted future land use as specified by the *Northwest District Plan*, from single family up to 4 DUA and retail uses to residential up to 8 DUA for the site.

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

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan for the northern portion of the site and inconsistent for the southern portion of the site. Staff noted that most issues have been addressed; the most notable remaining issues concern limitation on vinyl siding and a bus stop request.

A commissioner noted that there were a surprising number of issues still outstanding. The committee suspended the rules to inquire of the applicant about the issues. The applicant's representative noted that they had held a community meeting the prior evening, with the Council representative in attendance; that all CDOT requests had been met. CDOT staff confirmed that the applicant had agreed to contribute \$115,000 toward the cost of curb and gutter for the Beatties Ford Road widening. In response to questioning on the bus pad issues, the applicant representative noted that they disagree with proposed bus stop locations.

There was no further discussion of this petition.

MINORITY OPINION

The commissioners in the minority noted that overall this is a good project, that the applicant had made a good effort to resolve outstanding issues including all CDOT issues, and that the applicant was continuing to engage the community and Council representative.

PLANNER

Michael Russell (704) 353-0225