



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2019-157

March 5, 2020

REQUEST

Current Zoning: R-4 (single-family residential)
Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 8.5 acres located on the south side of Polk and White Road, west of Mallard Creek Road.
(Council District 4 - Johnson)

PETITIONER

ABP Development, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 5-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **inconsistent** with the *Prosperity Hucks Area Plan* (2015) recommendation for single family uses up to four dwelling units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential 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:

- At 8 dwelling units per acre, the proposed development in this petition is denser than what the adopted area plan recommends. However, the adopted plan suggests that small clusters of slightly higher density residential are appropriate at strategic locations, such as along the edge of open space. Because this site abuts the Tradition Golf Club, an area designated as open space, this extra open space can serve as a natural buffer between this site and the surrounding slightly lower-density sites.
- This petition is consistent with the area plan's recommendation by providing a mixture of thoughtfully arranged housing types, consisting of single-family detached homes, and single-family attached homes.
- The petition proposes two access points onto the site, increasing street connectivity and ample site access, both of which are priorities of the area plan.
- The petition commits to enhancing the pedestrian environment, proposing an eight-foot wide planting strip and a minimum six-foot sidewalk shall be installed along the Site's public street frontages, including the Site's frontage along Polk and White Road.

The approval of this petition will revise the adopted future land use as specified by the *Prosperity Hucks Area Plan* (2015) from single family uses up to four dwelling units per acre to residential uses up to eight dwelling units per acre for the site.

Motion/Second: McClung / Wiggins

Yeas: Gussman, Ham, McClung, Nwasike, and Wiggins

Nays: Spencer

Absent: Watkins

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

A commissioner commented that the approval of the petition would result in significant wildlife and nature loss on the site and that it is outside the city core with no bus stop. The commissioner asked why staff is in favor of the petition even though it is inconsistent with a more recent area plan. Staff responded that the adopted plan suggests that small clusters of slightly higher density residential are appropriate at strategic locations, such as along the edge of open space. Because this site abuts the Tradition Golf Club, an area designated as open space, this extra open space can benefit the site and serve as a natural buffer between this site and the surrounding slightly lower-density sites.

There was no further discussion of this petition.

MINORITY OPINION

Commissioner Spencer stated that this type of development is not infill development or close to the city center which further exacerbates man-made climate change by creating undue trip generation and does not have appropriate connections to transit, and it is inconsistent with the plan.

PLANNER

Michael Russell (704) 353-0225