



Zoning Committee Recommendation

Rezoning Petition 2019-152

March 5, 2020

REQUEST

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

LOCATION

Approximately 27.410 acres located off Carolyn Lane and Joe Whitener Road with frontage and access to University City Boulevard.
(Council District 4 - Johnson)

PETITIONER

Spectrum Companies

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 *University City Area Plan* and the *Newell Small Area Plan* based on the information from the staff analysis and the public hearing and because:

- The plans recommend office/retail, mixed use, and residential uses of multiple densities for the site.

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 request compliments the adopted vision for the *University City Area Plan* in that it improves accessibility by maximizing the use of existing local street connections to provide a high level of mobility and multi-modal access. The project accomplishes that by committing to constructing, through a reimbursement agreement with the City, the Dave McKinney Avenue extension connecting the site and surrounding neighborhood directly to the University City Boulevard Blue Line Station.
- The proposed mixture of residential uses (attached single family/multi-family) is an appropriate transition between student housing to the east of the site and detached single family homes to the west.
- The proposal achieves the Newell Small Area Plan's land use objective by providing a broad range of housing.
- The proposed intensity is reasonable considering the site's proximity (over .5 mile but under .7 miles) to the University City Boulevard Blue Line Station.

The approval of this petition will revise the adopted future land use as specified by the *University City Area Plan* and *Newell Small Area Plan*, from office/retail, mixed use, and residential uses of multiple densities to residential uses up to 17 dwelling units per acre.

Motion/Second: Wiggins / Ham

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

Nays: None

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.

There was a brief discussion about the outstanding issues presented to Zoning Committee. Rules were suspended to ask the petitioner's agent, Keith McVean, for an update regarding the outstanding issues. Mr. McVean stated that the petitioner is willing to address all issues and will work in the coming days to iron out details of the reimbursement agreement for the construction of Dave McKinney Avenue extension. If those details are not worked out before March's decision meeting, they are willing to defer decision to reach an agreement.

There was no further discussion of this petition.

PLANNER

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