



Zoning Committee Recommendation

Rezoning Petition 2020-035

October 6, 2020

REQUEST

Current Zoning: R-4 (single family residential) and RE-2 (research)

Proposed Zoning: UR-2(CD) (urban residential, conditional) and R-8MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 49 acres located on the south side of IBM Drive, west of Neal Road, and north of University City Boulevard. (Council District 4 - Johnson)

PETITIONER

CCP University, LLC

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:

This petition is found to be **inconsistent** with the *Northeast District Plan* (1996) recommendation for single family residential uses at up to four dwelling units per acre. However, the increased density is **consistent** with the *General Development Policies* which support up to eight dwelling units per acre for this site, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential at 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:

- This petition proposes up to 250 single family attached (townhome) units and 50 multi-family dwelling units, with a density of 6.1 dwelling units per acre (DUA). While this petition is inconsistent with the *Northeast District Plan's* (1996) recommendation of single family residential uses up to 4 DUA, the petition is supported by the *General Development Policies* which support up to 8 DUA for this site.
- This petition is adjacent to recently approved and currently pending rezonings that were also rezoned to R-8MF(CD) to build single and multi-family housing. Petition 2019-108 was rezoned from R-3 to R-8MF(CD) in 2019, and is currently under the pending rezoning petition 2020-102, along with two additional adjacent parcels zoned R-3 and RE-2.
- This petition is adjacent to the area boundary for the *University Research Area Plan*, which favors higher density in

the mixed-use designated areas directly adjacent to this petition. A slightly higher density of 6.1 DUA and multi-family housing options are an appropriate transition from the adjacent mixed-use area to the lower density, already established single family neighborhoods to the south and west of this petition.

- This petition will increase the number and diversity of housing units within walking distance to the four schools across Neal Road and to the employment center University Research Park.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan* (1996), from single family residential up to 4 DUA to residential up to 8 DUA for the site.

Motion/Second: Welton / Kelly

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

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.

There was no further discussion of this petition.

PLANNER

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