



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2020-089

November 4, 2020

REQUEST

Current Zoning: R-22MF (multi-family residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 3.42 acres located on the west side of Briar Creek Road, north of Green Oaks Lane, and east of Wembley Drive.
(Council District 1 - Egleston)

PETITIONER

PulteGroup Inc.

**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 consistent with the *Central District Plan* and the *General Development Policies*, based on the information from the staff analysis and the public hearing and because:

- The *Central District Plan* recommends multifamily residential with no specified density, and the *General Development Policies* support a residential density of over 17 units per acre.

Therefore 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 proposed density of 18.4 units per acre is less than the maximum 22 units per acre permitted under the current R-22MF zoning district.
- The site is compatible with the abutting multifamily residential developments to the north, west, and south.
- The proposal commits to a 12-foot multi-use path along Briar Creek Road.
- The project provides usable common open space throughout the site.
- The request proposes a CATS bus waiting pad on Briar Creek Road.

Motion/Second: Welton / Barbee

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

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the request and noted all outstanding issues had been addressed by the petition. The petition noted the request is consistent with both the *Central District Plan* and the *General Development Policies*. There was no further discussion of this petition.

PLANNER

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