



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2020-073

December 2, 2020

REQUEST

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

LOCATION

Approximately 4.8 acres located along both the north and south sides of Sharon View Road, west of Colony Road and east of Sharon Road.
(Council District 6 - Bokhari)

PETITIONER

Blue Azalea

**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 **consistent** with the *South Park Small Area Plan* for the part of the site on the north side of Sharon View Road and **inconsistent** with the *South District Plan* for the part of the site on the south side of Sharon View Road. However, the *General Development Policies* support the requested density for the southern portion of the site. The site northern portion of the site is located within a mixed-use activity center as designated by the *Centers, Corridors, and Wedges Growth Framework*

Therefore we find this petition to Choose an item. public interest based on information from the staff analysis and the public hearing and because:

- The majority of the site is consistent with land use plan recommendations and the proposed density of 7.0 DUA is less than the recommended density in the South Park Small Area Plan for the northern portion of the site.
- The 4.1 DUA proposed for the southern portion is less than the density supported by the *General Development Policies*.
- The proposed development is similar in scale and density to other townhome developments along the north side of Sharon View Road and the 3 unit building on the south side of Sharon View has a limited impact on nearby single family homes due orientation of the building on the parcel and limited building height of 40 feet.
- There is limited opportunity to increase connectivity in the South Park area. Connectivity policies and recommendations in *Centers Corridors & Wedges*, the *General Development Policies*, *Urban Street Design Guidelines*, and the South Park CNIP Playbook each recommend additional connections within the designated activity center area, and this block is one of

the only remaining locations which can help improve connectivity in the South Park area.

- The petitioner has committed to providing public bicycle and pedestrian connectivity through the site from Sharon View Road to the rear of the northern portion of the site, which has the potential to be extended to Philips Place in the future.

The approval of this petition will revise the adopted future land use for the parcels south of Sharon View Road as specified by the *South District Plan*, from single family residential at 3 units per acre to Residential at less than 5 units per acre for the site.

Motion/Second: Blumenthal / Welton

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

Nays: None

Absent: Barbee

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that the north portion is consistent with the plan, the southern part is inconsistent with the plan, but the density is supported by the general development policies.

A commissioner asked about the inconsistency for the southern portion. Staff explained that the parcels on the south side of Sharon View Road had been built out with single family homes and this odd shape parcel is undeveloped and not part of any of the surrounding neighborhoods. The scale of the proposed 3 unit building fits in with neighboring single family homes and since the area along Sharon View Road is already built out staff did not have concerns about this rezoning triggering future desires for rezoning south of Sharon View Road.

A commissioner asked where the access for the southern portion is located with Sharon View. Staff noted that access is aligned with Calvet Court north of the site.

There was no further discussion of this petition.

PLANNER

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