



Zoning Committee

REQUEST

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

LOCATION

Approximately 23.369 acres located along the northwest side of Neal Road, on the southwest side of IBM Drive, west of Highway 85.
(Council District 4 - Johnson)

PETITIONER

J.S. & Associates, 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:

The southeast portion of this petition is inconsistent with the *Northeast District Plan's* (1996) recommendation of single family residential up to 4 DUA, but consistent with the *General Development Policies* recommendation of residential use up to 17 dwelling units per acre. The rest of this petition is consistent with the *University Research Park Area Plan's* (2010) recommendation of office/residential/retail up to 22+ DUA and the *Northeast District Plan's* (1996) recommendation of residential up to 4 DUA based on the information from the staff analysis and the public hearing, and because:

- The *Northeast District Plan* recommends single family residential up to 4 dwelling units per acre.
- The *University Research Park Area Plan* recommends office/residential/retail up to 22+ dwelling units per acre.
- The *General Development Policies* recommends residential use up to 17 dwelling units per acre.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- This petition proposes up to 157 duplex, triplex, or single-family attached dwelling units with a density of 6.72 DUA.
- While a portion of this proposed development is inconsistent with the *Northeast District Plan* (1996) recommendation of single family residential up to 4 DUA, its 6.72 DUA is well within the density limits of the other land use recommendations present on the site. Additionally, the site is

proximate to R-17MF zoning to the north and R-8MF(CD) zoning to the west, making the slightly higher density appropriate for the surrounding areas.

- The General Development Policies (GDP) provide policy guidance for evaluating proposed residential densities greater than four units per acre. The petition's request for multi-family residential up to 8 DUA meets the General Development Policies locational criteria for consideration of up to the seventeen dwellings per acre requested.
- The petition commits to enhancing the pedestrian environment through site design elements which include an 8-foot planting strip and 6-foot to 12-foot sidewalk or multi-use path along the site's frontages on Neal Road and IBM Drive.

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, Residential up to 8 DUA, and Residential/Office/Retail to Residential up to 8 DUA for the site.

Motion/Second: Welton / Blumenthal

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 inconsistent with the *Northeast District Plan's* (1996) recommendation of single family residential up to 4 DUA, but consistent with the *General Development Policies* recommendation of residential use up to 17 dwelling units per acre.

There was no further discussion of this petition.

PLANNER

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