



Zoning Committee Recommendation

Rezoning Petition 2020-180

March 2, 2021

REQUEST

Current Zoning: R-12MF (multi-family residential) and R-4 (single-family residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 9.931 acres located on the east side of Sugar Creek Road, South of Rolling Hill Drive, and north of Tryon Street.
(Council District 4 - Johnson)

PETITIONER

NRP Properties, 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 of single family residential for parcel 08903554. For all additional parcels, the petition is consistent with the *Northeast District Plan* (1996) recommendation of multi-family residential uses based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential for parcel 08903554. For all additional parcels, the plan recommends multi-family residential uses.
- The *General Development Policies* (GDP) recommends a residential density over 17 dwelling units per acre (DUA).

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

- This petition proposes up to 200 multi-family dwelling units with a density of 21.76 DUA.
- *The General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the General Development Policies locational criteria for consideration of over 17 DUA.
- This petition helps to fulfill the *Northeast Area Plan's* (1996) goal of having a variety of housing types which are accessible to amenities, such as a bus stop or grocery store (located on the other side of North Tryon Street).
- The petitioner commits to ensuring pedestrian walkability to nearby amenities by proposing an 8-foot planting strip and 8-

foot sidewalk along the site's public street frontages, and by providing a sidewalk connection in front of each multi-family building to be constructed.

- The site plan proposes functional amenities for future residents, including a club house with a fitness center, covered picnic areas with grills, and a playground.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan* (1996) for a portion of the site, from Single Family Residential to Residential up to 22 DUA for the site.

Motion/Second: Barbee / Welton

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 recommendation of single family residential for parcel 08903554. For all additional parcels, the petition is consistent with the recommendation of multi-family residential uses with the adopted area plan.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225