



Zoning Committee Recommendation

Rezoning Petition 2021-039

July 6, 2021

REQUEST

Current Zoning: RE-1 (research)
Proposed Zoning: RE-3(O) (research, optional)

LOCATION

Approximately 21.5 acres located along the east and west side of Senator Royall Drive, south of West Mallard Creek Church Road, and west of Interstate 85.
(Council District 4 - Johnson)

PETITIONER

Crescent Communities

**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 *University Research Park Area Plan* (2010) recommendation of Office/Residential use up to 22+ dwelling units per acre for a portion of the properties, and inconsistent with the area plan's recommendation of Office for the remainder, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office/residential use up to 22+ dwelling 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:

- This petition proposes up to 350 multi-family dwelling units and 30 single family attached units for a density of 17.67 DUA, which is consistent with the area plan's recommendation for Residential/Office of up to 22+ dwelling units per acre (DUA) for parcel 04738107.
- While this petition is inconsistent with the future land use for parcel 04717132, this parcel is adjacent to parcels designated for an Office/Residential land use, and the petition's proposal of residential use will not encroach upon existing businesses.
- The addition of multi-family uses in this area will increase the mix of uses in the University Research Park area.
- The petition commits to adding a 12-foot multi-use path along the site's frontage along Senator Royall Drive and to adding a network of pedestrian and vehicle connections on all internal streets, increasing the walkability and connectivity in this area.

- The petition commits to enhanced architectural details such as varied roof lines and complementing wall textures, pedestrian-friendly elements such as decorative pedestrian lighting, pedestrian hybrid beacon crossing across Senator Royall Drive, and public outdoor seating.

The approval of this petition will revise the adopted future land use as specified by the *University Research Park Area Plan* (2010), from Office to residential use up to 22+ dwelling units per acre for parcel 04738107.

Motion/Second: Welton /Ham

Yeas: Blumenthal, Ham, Rhodes, Spencer, Samuel, and Welton

Nays: None

Absent: Chirinos

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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