



## Zoning Committee Recommendation

Rezoning Petition 2021-065

August 3, 2021

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**REQUEST**

Current Zoning: CC (commercial Center) and R-3 (single family residential)  
Proposed Zoning: R-22MF (multi-family residential)

**LOCATION**

Approximately 13 acres located west of Quay Road, east of Mallard Creek Road, and north of Ridge Road.  
(Council District 4 - Johnson)

**PETITIONER**

Fiduciary Real Estate Development, Inc.

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**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 *Northeast Area Plan* (2000) recommendation of Single Family/Multi-Family/Institutional/Office/Retail, but it is inconsistent with the plan's recommendation of 12+ dwelling units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family, multi-family, institutional, office, and retail uses up to 12+ dwelling units per acre for residential.

However, 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:

- While this petition is inconsistent with the 12+ DUA recommended by the area plan, a density of up to 22 DUA would be allowed for the portion of the site zoned CC SPA.
- Increasing the density on this site would be compatible with the existing higher-density development on the southwestern side of the site.
- The existing commercial amenities to the north of the site will support higher residential density in this area.
- This petition fulfills the area plan's goals of recognizing and encouraging compatible land uses across county lines and creating new developments that are compatible with existing developments.

The approval of this petition will revise the adopted future land use as specified by the *Northeast Area Plan* (2000), from Single Family/Multi-Family/Institutional/Office/Retail to Residential up to 22 DUA for the site.

Motion/Second: Welton / Spencer

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

Nays: None

Absent: None

Recused: None

#### **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *Northeast Area Plan* (2000) recommendation of Single Family/Multi-Family/Institutional/Office/Retail, but it is inconsistent with the plan's recommendation of 12+ dwelling units per acre.

There was no further discussion of this petition.

#### **PLANNER**

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