



Zoning Committee

REQUEST

Current Zoning: N1-A (neighborhood 1-A)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 4.2 acres located on the north side of Galloway Road, east of Mallard Creek Road, and west of Garrison Road. (Council District 4 - Johnson)

PETITIONER

Leon & Jennifer Chisolm

**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:

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* recommends the Neighborhood 1 Place Type.

Therefore, 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:

- The petition proposes to add to the variety of housing options in the area.
- The petition is an appropriate infill development between two established single-family neighborhoods, proposing single family attached dwelling units of mostly 3-unit buildings and two 4-unit buildings.
- The petitioner commits to constructing an 8-foot-wide planting strip and 8-foot-wide sidewalk along the Site's frontage of Galloway Road.
- The petitioner proposes a possible future street stub connection.
- The petitioner commits to a minimum of 10,500 square feet of usable common open space areas, to be amenitized with benches, enhanced landscaping, or other similar amenities.
- The petition proposes a 15-foot class C buffer with fence in the eastern and western sides of the property to provide sensitivity to the adjacent single-family housing.

- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

Motion/Second: Neeley / Winiker

Yeas: Lansdell, Neeley, Russell, Sealey, Welton,
Whilden, Winiker

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

Commissioner Russell asked if the plan note for possible street stub connection were to provide connectivity if the adjacent properties redeveloped. Staff responded that the street stubs are in coordination with subdivision to be able to provide connectivity in the future.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225