



Zoning Committee

REQUEST

Current Zoning: N1-A (neighborhood 1-A)
Proposed Zoning: R-8(CD) (single family residential, conditional)

LOCATION

Approximately 4.86 acres located on the east side of Plott Road, south of The Plaza, and north of Meadowcroft Court.
(Council District 5 - Molina)

PETITIONER

Red Cedar Capital Partners

**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* based on the information from the staff analysis and the public hearing, and because:

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

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:

- While inconsistent with the Neighborhood 1 Place Type, the project provides a housing type that can help facilitate the goal of housing variety.
- A petition for single family attached housing (quadraplexes) will add a variety of housing in the area, while remaining compatible with the character of the surrounding area.
- The petition proposes street improvements along Plott Road, including a six-foot sidewalk and eight-foot planting strip.
- The petition limits building height to 40 feet, which is consistent with the recommended three to four stories in the Neighborhood 1 Place Type.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 7: Integrated Natural & Built Environments
- 9: Retain Our Identity & Charm.

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: Sealey / Russell
 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 there remained one outstanding issue addressed via email pertaining to provision of a refuse/recycling area on the site. Staff noted the petition is inconsistent with the *2040 Policy Map*.

Commissioner Welton inquired about walkways along each unit and staff responded that driveways are shared with provision of pedestrian paths for each unit.

There was no further discussion of this petition.

PLANNER

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