



Zoning Committee

REQUEST

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

LOCATION

Approximately 1.21 acres located on the north side of Fairview Road, west of Wintercrest Lane, and east of Park Road.
(Council District 6 - Bokhari)

PETITIONER

Shinnville Ridge Partners LLC/Courtney Sloan

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 4-3 to recommend DENIAL of this petition and adopt the consistency statement as follows:

To Deny:

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 recommends N1 (neighborhood 1) Place Type.

Therefore, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- Due to the outstanding transportation issues and insufficiencies in CDOT’s compromises to move the pedestrian crossing away from bus stops and away from large community centers existing in the area, and without the signalized crossing associated with the driveway and the intersection is the reason for the denial of the petition.

Motion/Second: Lansdell / Russell
Yeas: Lansdell, Russell, Whilden, Winiker
Nays: Neeley, Sealey, and Welton
Absent: None
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a description of the petition and noted that at the last meeting Zoning Committee deferred the request. Staff reviewed some changes made since the last meeting and allowed CDOT to review transportation related modifications. CDOT staff

looked at U-turns and it was determined Fairview not designed to accommodate U-turns at the volumes. CDOT noted the left turn lane and relocated pedestrian refuge. CDOT looked at crash activity, noting one occurring within a 5-year period. CDOT stated that although not desirable they were ok with driveway location. Staff went over outstanding issues regarding buffer and stated one of the comments may be rescinded due to the sanitary sewer easement.

Commissioner Lansdell noted he was not happy about turn movements and Commissioner Russell seconded, stating he thought revisiting these issues were to make it safer. CDOT confirmed the pedestrian refuge would be shifted 100' to the west. Commissioner Welton noted the pedestrian refuge does not have markings or signalization. CDOT noted there are certain thresholds that trigger studies and no data indicated need for one at this location. Commissioner Lansdell expressed concerns about not improving an intersection for this parcel and moving pedestrian facilities away. CDOT noted that it is safer for mid-block pedestrian crossings at unsignalized intersections thus the shift 100 feet. Commissioner Welton acknowledged the issues identified with this petition, and noted what could be done by right and minus certain improvements. Commissioner Sealey noted he grew up in the area and is supportive of the density. Commissioners Lansdell, Winiker, and Russell discussed frustration with Vision 0 not being put into practice, urban design, lack of tools to improve pedestrian-friendly environment. Commissioner Whilden noted she came in neutral but concerns regarding pedestrian safety have been heightened.

MINORITY OPINION

Commissioner Neeley stated that the good aspects of the proposed project outweigh the negative aspects and that great should not be the enemy of good.

Commissioner Sealy stated that the left turn lane was at the request of CDOT, not the petitioner. And that he would rather see 14 units on this site with a better overall plan than 10 units developed by-right under the current zoning.

PLANNER

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