



Zoning Committee

**REQUEST**

Current Zoning: N1-A (neighborhood 1-A)  
Proposed Zoning: N2-A(CD) (neighborhood 2-A, conditional)

**LOCATION**

Approximately 3.52 acres located along the north side Johnston Oehler Road and south of Barrow Road.  
(Council District 4 - Johnson)

**PETITIONER**

Josh Jolley

**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-1 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 for this site.

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:

- This petition proposes to add to the variety of housing options in the area.
- The proposed moderate density residential uses would help to align this site with the surrounding entitlements and Place Type recommendations for the area.
- The proposed site would be well served by the Community Activity Center and Campus Place Types within a ½ mile of the site contributing to the Comprehensive Plan goal of 10-minute neighborhoods.
- The petition proposes to provide an 8-foot wide planting strip and 8-foot wide multi-use path along the site's frontage on Johnston Oehler Road as well as proposed internal pedestrian infrastructure.
- The proposed residential community of 45 units would be well served by the existing bus line that runs along Johnston Oehler Road with a stop directly adjacent to the site.
- This petition proposes a future private street connection from the site to the adjacent property East

of the site.

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

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: Russell / Neeley  
 Yeas: Neeley, Russell, Sealey, Welton, Whilden, Winiker  
 Nays: Lansdell  
 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 Winiker asked if the sidewalk abuts Johnston Oehler Road. Staff responded that there will be an 8-foot planting strip between the sidewalk and road.

Commissioner Lansdell stated that the first set of townhomes is too close to a major throughfare thus providing less and less space for trees and people to move through the site.

There was no further discussion of this petition.

**MINORITY OPINION**

Concerns with design and setback that don't consider pedestrian safety.

**PLANNER**

Michael Russell (704) 353-0225