



Zoning Committee

**REQUEST**

Current Zoning: N1-A (Neighborhood 1-A)  
Proposed Zoning: N2-B(CD) (Neighborhood 2-B, Conditional)

**LOCATION**

Approximately 7.17 acres located on the south side of York Road and west side of Youngblood Road.

(Outside City Limits)

**PETITIONER**

UNC Capital LLC

**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 4-2 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* recommends Neighborhood 1 place type for the 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:

- The proposed age restricted development would provide an additional housing opportunity for this growing segment of our community.
- The site is adjacent to Neighborhood Center place type to the east across Youngblood Road.
- The petition would upgrade the streetscape along it's York Road frontage by providing 8' planting strip and 12' multi-use path where no sidewalk exists today.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - o 2: Neighborhood Diversity & Inclusion
  - o 8: Diverse & Resilient Economic Opportunity

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

Motion/Second: Neeley / Sealey

Yeas: Lansdell, Neeley, Sealey, Welton  
 Nays: Whilden, Winiker  
 Absent: Russell  
 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 commented that the majority of the site is occupied by a parking lot. He asked if that was at the encouragement of staff or by the petitioner. Staff replied that the ordinance requires a certain number of spaces but that the petitioner had provided additional spaces at their discretion. The committee moved to suspend the rules and ask the petitioner. The petitioner's agent replied that the project is designed for active adults and the petitioner desired to have one parking space per bedroom.

Commissioner Lansdell asked about the lane width for the outside lane on York Road. CDOT replied that the typical lane width is 11'.

Chairman Welton added that the Steele Creek community is excited for the addition of this active senior living project that will enable residents to age in place.

Planning staff commented that there are 162 parking spaces. The ordinance requires one space per 0.25 spaces per senior multi-family bed 1.5 spaces per multi-family stacked dwelling. The number of parking spaces provided on site is between what is required for senior apartments and what would be required for general multi-family stacked.

Commissioner Winiker commented that mandatory minimum parking requirements should be abolished and that the parking provided by this petition is a gross misuse of land that will have negative environmental impacts.

### **MINORITY OPINION**

The amount of the site allocated to parking will result in negative impacts to the environment and render much of the site unusable.

### **PLANNER**

Joe Mangum (704) 353-1908