



Zoning Committee

REQUEST

Current Zoning: OFC (Office Flex Campus)
Proposed Zoning: RC(CD)EX (Research Campus, Conditional, Exception District)

LOCATION

Approximately 2.96 acres located south of Arrowood Road, east of Microsoft Way, and north of Hanson Road.

(Council District 3 - Brown)

PETITIONER

Crosland SE Communities

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** 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 Campus place type for the site.

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 proposed multifamily residential units would complement the surrounding campus that is composed primarily of office uses.
- The proposed multifamily residential units would provide affordable housing in the form of 70% of the residential units being income restricted for households earning up to 80% of the area median income for a period of no less than 20 years.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 2: Neighborhood Diversity & Inclusion
 - 3: Housing Access for All

Motion/Second: Whilden / Russell

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

Nays: None
Absent: Lansdell
Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

Commissioner Welton asked how many outstanding issues remained. Staff replied that there are three outstanding issues: tree survey, CTR, and dedication of Hanson Road right-of-way.

PLANNER

Joe Mangum (704) 353-1908