



Zoning Committee Recommendation

Rezoning Petition 2022-086

March 7, 2023

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 2.46 acres located on the north side of Johnston Oehler Road and south side of Interstate 485, west of Mallard Creek Road.
(Council District 4 - Johnson)

PETITIONER

PDAN Holdings, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-0 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* (2022) 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:

- The petition proposes a mixture of 19 quadrplexes and duplex units on 2.46 acres, which will result in a density of 8 dwelling units per acre.
- The Neighborhood 2 Place Type is appropriate for this site given its adjacency to the Neighborhood 1, Parks & Preserves, and Campus Place Types.
- The proposal for residential uses is compatible with the existing residential uses surrounding Mallard Creek High School.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended place type as specified by the *2040 Policy*

Map, from Neighborhood 1 to the Neighborhood 2 Place Type for the site.

Motion/Second: Welton / Rhodes

Yeas: Gussman, Harvey, Lansdell, Rhodes, and Welton

Nays: None

Absent: Gaston and Russell

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition, noted the two outstanding issues and that the request is inconsistent with the *2040 Policy Map*.

Commissioner Welton asked if the petition's inconsistency was related to the building type or form. Staff responded that the inconsistency was due more to the proposed multi-family design and layout. There was no further discussion of the request.

There was no further discussion of this petition.

PLANNER

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