



Zoning Committee

REQUEST

Current Zoning: R-3 (single family residential)

Proposed Zoning: R-12MF(CD) (multi-family residential, conditional, with five-year vested rights)

LOCATION

Approximately 76.77 acres located on the north side of Brown-Grier Road near the intersection of Steele Creek Road and Brown-Grier Road.

Council District 3 - Mayfield

PETITIONER

Charter Properties, Inc.

**ZONING COMMITTEE
ACTION
VOTE**

The Zoning Committee vote 6-0 to recommend APPROVAL of this petition.

Motion/Second: Watkins / Majeed

Yeas: Fryday, Ham, Majeed, McMillan, Sullivan, and Watkins

Nays: None

Absent: McClung, Nelson, and Spencer

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of this petition and noted the residential land use is consistent but the density is inconsistent with the adopted area plan. Staff stated that all outstanding issues were addressed.

A Commissioner mentioned the number of concerns received about traffic and CDOT staff responded by reviewing transportation improvements proposed as part of this project.

Another Committee member asked about the density of the project, and staff responded that the multi-family component has a density of approximately 11.92 units per acre, and the townhouse portion of the project approximately 5.95 units per acre, resulting in an overall average density of 7.88 units per acre. Staff further noted the Steele Creek Development Response Study conducted earlier in the year that considers higher density along Brown-Grier Road. There was no further discussion of the request.

**ZONING COMMITTEE
STATEMENT OF
CONSISTENCY**

The Zoning Committee voted 6-0 (motion by Majeed Seconded by McMillan) to adopt the following statement of consistency:

The proposed use is consistent with the *Steele Creek Area Plan* and the density inconsistent with the adopted plan, based on the information from the staff analysis and the public hearing, and because:

- The proposed use is consistent with the residential land use recommendation, but inconsistent with the density of up to six dwelling units per acre, as per the *Steele Creek Area Plan*.

However, this petition was found to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The proposed rezoning is located in the Steele Creek area, near Interstate 485 and between the Whitehall and Berewick developments. The site is in the southern portion of a 370-acre pocket of undeveloped land, in a high growth area; and
- The proposed density is inconsistent with the adopted Steele Creek Area Plan. However, staff has performed a recent study, the Steele Creek Development Response Study, to relook at the area in which this site is located due to changing conditions, an increase in development pressure, and a significant opportunity due to the amount of contiguous vacant property; and
- The development response indicates that the area in which the site is located is appropriate for primarily lower intensity residential development, generally at an overall density of up to six dwelling units per acre. In addition, the study further indicates that sites closer to Brown-Grier Road, such as the subject site, may be appropriate for somewhat higher density; and
- The average density for the proposed development is eight units per acre, consistent with the development response study's consideration for higher density along Brown-Grier Road; and
- The petition provides an on-site street network that is consistent with the development response study recommendations. The proposed street network connects to abutting vacant land, setting up for an extensive local street network for the larger area and supporting the City's street connectivity goals; and
- The proposal also accommodates a future greenway that will provide green space and, when constructed, a bicycle and pedestrian amenity for area residents.

Planner

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