



Zoning Committee

---

---

<b>REQUEST</b>	Current Zoning: INST (institutional) Proposed Zoning: R-22MF (multi-family residential)
<b>LOCATION</b>	Approximately 10.54 acres located on the southeast corner of W. Arrowood Road and W. Hebron Street. (Council District 3 - Mayfield)
<b>PETITIONER</b>	C4 Investments, LLC

---

**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the *Southwest District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan as amended by the previously approved rezoning recommends institutional use.

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

- Although inconsistent with land use recommendation amended by the previous rezoning, the site was originally recommended for multi-family land uses.
- There is a mixture of uses and zoning districts in the area including commercial, light industrial, institutional, single family and multi-family.
- The site's location on Arrowood Road, proximity to a shopping center, and walking distance to the CPCC Harper Campus makes it appropriate for uses allowed in the proposed zoning district.
- The proposed zoning would allow uses consistent and compatible with the mixture of zoning and uses existing in the area.

The approval of this petition will revise the adopted future land use as specified by the *Southwest District Plan* from institutional use to multi-family use at 22 units per acre for the site.

Motion/Second: Samuel / Watkins  
Yeas: Fryday, Gussman, Ham, McMillan, Samuel, Watkins, and Wiggins

Nays: None  
Absent: McClung  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan as amended by the previously approved rezoning. Staff noted that the site was originally recommended for multi-family land uses.

A commissioner stated that they were familiar with the area and that traffic was congested and that R-22 multi-family could add to the congestion. A commissioner asked CDOT staff to respond to questions about traffic. CDOT staff stated that there was a road project recently that improved traffic congestion and added better sidewalks and bike lanes. CDOT staff also pointed out that based on the proposed zoning a traffic study is not required but they would monitor traffic in the area to see if future improvements are needed.

A commissioner asked how many units would be possible under the proposed zoning. Planning staff responded that the petition was conventional and would allow all uses permitted in the district. Assuming a multi-family development at the highest possible density of 22 units to the acre there could be about 230 units.

There was no further discussion of this petition.

**PLANNER**

John Kinley (704) 336-8311