



Zoning Committee

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| <b>REQUEST</b>    | Current Zoning: R-3 (single family residential)<br>Proposed Zoning: UR-2(CD) (urban residential conditional)  |
| <b>LOCATION</b>   | Approximately 3.96 acres located on the west side of Wallace Road, north of Woodberry Road, west of E. Independence Boulevard.<br>(Council District 5 - Newton) |
| <b>PETITIONER</b> | Josh Jolley   |

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**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 *Independence Boulevard Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential development at 12 units per acre.

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:

- The subject site is over a ½ mile walk from the nearest proposed LYNX Silver Line transit station but located within 190 feet of the proposed transit alignment. Therefore, the site is not appropriate for transit-oriented development; but moderate density multi-family development is appropriate with the site's location along the future rail corridor.
- The site is located within the Southeast Corridor per the *Centers, Corridors, Wedges Growth Framework*. Corridors are areas recommended for moderate intensity multi-family uses.
- The site is located within a ½ mile walk to bus stops/routes along Monroe Road and Independence Boulevard.
- The proposed density of 22 units per acre is inconsistent with the plan's recommendation for 12 dwelling units per acre. However other multi-family developments north of the site on Wallace Road and Wallace Lane in office zoning exist at comparable densities.
- The site and proposed development provide a transition in land use types and intensity from the commercial uses along Independence Boulevard and Wallace Road to the single family uses west of the site.

- The site plan provides development conditions that reduce impacts to abutting single family homes through the limitation of building heights, provision of buffers, and provision of building envelopes that ensure building sides face single family homes and buildings are located adjacent to existing or proposed streets away from the single family homes.

The approval of this petition will revise the adopted future land use as specified by the by the *Independence Boulevard Area Plan*, from residential at 12 DUA to residential at 22 DUA for the site.

Motion/Second: Watkins / Gussman  
 Yeas: Gussman, Ham, McClung, Nwasike, Spencer, Watkins, and Wiggins  
 Nays: None  
 Absent: None  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan but reasonable and appropriate for approval.

A commissioner asked about the density of the O-2 zoned property north of the site. Staff stated that as of right you can have up to 22 units per acre in O-2 zoning. The existing multi-family on the O-2 properties range from 16 to 22 units to the acre. A commissioner commented that the efforts the petitioner had made for connectivity and the pedestrian connection to the park were positive elements of the proposal, and they had received correspondence from a neighborhood advocacy group in support.

There was no further discussion of this petition.

**PLANNER**

John Kinley (704) 336-8311