



Zoning Committee

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**REQUEST**

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

**LOCATION**

Approximately 13.21 acres located on the west side of Neal Road, southwest of IBM Drive.  
(Council District 4 - Johnson)

**PETITIONER**

J.S. & Associates, Inc.

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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 *Northeast District Plan* recommendation for residential uses at up to four dwelling units per acre, and **consistent** with the *General Development Policies* recommendation for residential uses at up to eight dwelling units per acre, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses.

Therefore, 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:

- While consistent with the *General Development Policies* recommendation of eight dwelling units per acre, the petition further limits the district's density from eight dwelling units per acre to under seven dwelling units per acre.
- The petition commits to enhancing the pedestrian environment through site design elements which include walkways from all residential at entrances to sidewalks along public and private streets.
- The site abuts residentially zoned, vacant land. Originally envisioned as an expansion of University Research Park, this area was zoned for research uses until IBM rezoned the abutting area for residential uses in 1994. The surrounding vacant area is still owned by the corporation and is unlikely to develop. However, if the surrounding parcel does develop, the petition's 50-foot buffers will provide an appropriate transition between the permitted four dwelling unit per acre and the petition's proposed seven dwelling unit per acre.
- Across Neal Road to the east are four schools. Across IBM Drive to the north is University Research Park, a large employment center. This petition will increase the number and diversity of housing units within walking distance to these destinations.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan*, from residential uses at up to four dwelling units per acre to residential uses at up to eight dwelling units per acre for the site.

Motion/Second: Gussman / Ham  
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 be inconsistent with the *Northeast District Plan* recommendation for residential uses at up to four dwelling units per acre, and consistent with the *General Development Policies* recommendation for residential uses at up to eight dwelling units per acre. A commissioner noted the site's close proximity to good schools.

There was no further discussion of this petition.

**PLANNER**

Michael Russell (704) 353-0225