



Zoning Committee

REQUEST	Current Zoning: R-3 (single family residential) Proposed Zoning: UR-2(CD) (urban residential, conditional)
LOCATION	Approximately 2.22 acres located on the north side of Providence Road West, west of Rothesay Drive, east of Lancaster Highway. (Council District 7 - Driggs)
PETITIONER	C Investments 5 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:

This petition is found to be **inconsistent** with the *South District Plan (1993)* recommendation for single family residential at three units per acre for this site. The petition is **consistent** with the *General Development Policies* recommendation for residential uses at the proposed density based on the information from the staff analysis and the public hearing and because:

- The conditions of the site plan limit the development to a maximum of 21 single-family attached dwellings at 9.45 DUA for the site.

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:

- The site is an infill parcel with frontage on Providence Road West.
- Although immediately abutting single family homes there are a number of attached residential developments in R-8MF, R-12MF, MX-2 and UR-2 zoning nearby and along Providence Road West.
- The plan provides buffer/ screening abutting single family homes.
- The plan limits the height of the buildings to 40-feet consistent with the allowed height of single family heights.
- The plan provides architectural standards compatible with the character of single family homes related to building materials, limitations on blank walls, and visible garage doors.
- The plan provides enhanced landscaping within the building setback along Providence Road West consistent with other development along the corridor.

- The approval of this petition will revise the adopted future land use as specified by the South District Plan, from residential at three units per acre to residential at 12 units per acre for the site

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

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that is inconsistent with the adopted area plan but consistent with the *General Development Policies*.

A commissioner noted that relief schools would be constructed in the future. A commissioner asked about one way in and out on Providence Road West. CDOT staff explained that the petitioner was providing left turn lanes at the site's driveway to accommodate turning vehicles. In response to an inquiry about tree canopy, staff noted that the plan includes tree save area and will be required to comply with street tree requirements.

There was no further discussion of this petition.

PLANNER

John Kinley (704) 336-8311