



Zoning Committee

REQUEST

Current Zoning: R-3 (single-family residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 11.63 acres located on Johnston-Oehler Rd, east of Oehler Bridge Drive, south of Interstate 485.
(Council District 4 - Johnson)

PETITIONER

Longbranch Development

**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 *Prosperity Hucks Area Plan (2015)*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential uses up to four dwelling 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:

- At 10.7 dwelling units per acre, this petition is denser than what the adopted area plan recommends. However, the petition commits to attached dwelling units with a maximum height of two stories.
- Attached dwelling units with a two-story height limit would provide an appropriate transition between the single-family development to the east and the recently rezoned urban residential district to the west and Mallard Creek High School to the south.
- The petition commits to enhancing the pedestrian environment, particularly through the creation of a pedestrian crosswalk on Johnston Oehler Road and multi-use path connecting the site to Mallard Creek Regional Park, which will improve safety and connectivity in the surrounding area.

The approval of this petition will revise the adopted future land use as specified by the *Prosperity Hucks Area Plan (2005)*, from residential uses up to four dwelling units per acre to residential uses at or less than 12 dwelling units per acre for the site.

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

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

A commissioner noted that a lot of development was going on in this area and inquired about the cumulative effect. CDOT staff stated that they do consider the impact of ongoing developments, and that a number of City capital projects were in progress in the area.

Another commissioner asked about the building height stated as two stories and how that translates to feet. Staff responded that a more typical approach would be to state in feet, such as 40 feet.

Another commissioner asked about noise from I-485. CDOT staff responded that noise would not be an issue for this property.

There was no further discussion of this petition.

PLANNER

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