



Zoning Committee

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: UR-2(CD) (urban residential, conditional) with five-year vested rights

LOCATION

Approximately 20.6 acres located on the north side of Galloway Road, east of Garrison Road and west of Interstate 85.
Council District 4 - Phipps

PETITIONER

Mattamy Homes

**ZONING COMMITTEE
ACTION
VOTE**

The Zoning Committee vote 7-0 to recommend APPROVAL of this petition.

Motion/Second: Majeed / Sullivan

Yeas: Fryday, Majeed, McClung, McMillan, Nelson,
Spencer, and Sullivan

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that the western portion is consistent with the adopted area plan with respect to land use but inconsistent with regard to density, and that it does not meet the *General Development Policies* criteria for more than four dwelling units per acre. Staff noted that the eastern portion of the petition is inconsistent with the adopted plan recommendation for research/office/retail land uses.

A Commissioner inquired about the influence of this project on the single family residential neighborhood to the north. CDOT staff responded that more than likely the traffic from the neighborhood to the north will flow to the south. Another Commissioner asked about the significance of removing "phased" language from the transportation development note. CDOT staff stated that in this instance the improvements are minor enough warranting phasing of improvements is unnecessary. There was a brief discussion about the flyover across I-485 in preliminary engineering design. There was a comment about Galloway Road, and CDOT staff responded that the road would be improved.

There was no further discussion of this petition.

**ZONING COMMITTEE
STATEMENT OF
CONSISTENCY**

The Zoning Committee voted 7-0 (motion by Majeed Seconded by Sullivan) to adopt the following statement of consistency:

The western portion of the site is *consistent* with the Northeast *Area Plan* but the density *inconsistent* with both the adopted area

plan and the *General Development Policies* criteria, and the eastern portion of the site is *inconsistent* with adopted policy plan, based on information from the staff analysis and the public hearing, and because:

- The western portion of the petition is consistent with the *Northeast Area Plan* recommendation for residential land use but inconsistent with the recommended density of four dwelling units per acre. In addition, it does not meet the General Development Policies criteria for more than four units per acre.
- The eastern portion of the petition is inconsistent with the *Northeast Area Plan* recommendation for research/office/retail land uses.

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

- The subject property is located on Galloway Road between single family residential developments and Interstate 85; and
- Recently approved rezoning petition 2016-139 allows the development of a multi-family development at 12 dwelling units per acre, across the street from this site on Galloway Road; and
- For the eastern portion of the site abutting Interstate 85, the plan recommends research/office/retail land uses, which are no longer appropriate at this location considering that it will be surrounded by residential uses along a local street; and
- While the plan recommends residential use for the western portion of the petition, it does not meet the *General Development Policies* criteria for density above four units per acre. However, the proposed townhome development will provide a transition between the recently approved multi-family development, and the existing single family neighborhoods in the area; and
- In addition, the site plan commits to a network of public and private streets, a pedestrian network, open space, and design standards that are compatible with the surrounding single family development.