



## Zoning Committee Recommendation

Rezoning Petition 2019-124

January 2, 2020

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### REQUEST

Current Zoning: O-6(CD) (office, conditional) and R-17MF (multi-family)

Proposed Zoning: UR-2(CD) (urban residential, conditional)

### LOCATION

Approximately 5.86 acres north of Monroe Road, west of Eaton Road and east of Shade Valley Road.  
(Council District 5 - Newton)

### PETITIONER

Gvest Capital LLC

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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 to be **consistent** with the *Independence Boulevard Area Plan* for majority of the site, however, it is **inconsistent** with the *Plan* recommendation for the portion of the site abutting Monroe Road, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential up to 22 units to the acre for the majority of the site; and
- The plan recommends office/retail use for the portion of the site abutting Monroe Road.

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:

- This petition proposes 75 new townhomes, resulting in a density of 12.8 units per acre, a density lower than the plan would support.
- The project provides a transition from the single family residential areas along Eaton Road to the R-17MF multi-family along Shade Valley Road.
- The project preserves the existing office buildings adjacent to Monroe Road.
- The site plan mitigates impacts to existing single family homes by committing to a 20-foot landscape area and limits the height of units to 42 feet abutting single family homes to the east.

The approval of this petition will revise the adopted future land use as specified by the *Independence Boulevard Area Plan*, from office/retail to residential up to 17 DUA for the portion of the site abutting Monroe Road.

Motion/Second: Wiggins / 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 consistent with the adopted area plan for the majority of the site and inconsistent with the plan for a portion of the site.

A commissioner asked about the traffic on Monroe Road. CDOT staff responded that the proposal did not require a traffic study. There are several city projects in the area including Monroe Road streetscape project and realignment of Shade Valley with a new signal.

A commissioner asked about the removal of the sidewalk comment due to the limited site frontage. CDOT explained that the sidewalk would be addressed with the city's Monroe Road streetscape project.

The commissioners suspended the rules to ask the petitioner's agent about connectivity. Bridget Grant representing the petitioner responded that they are exploring connectivity with adjacent property owners and that the site plan does not preclude the connectivity in the event an arrangement is made; but the petitioner cannot commit to the connections because they are under private ownership and not included in the rezoning.

A commissioner noted that this proposal is only 75 units as opposed to 130 plus with the other nearby rezoning and she is not as concerned with the single access point; but hoped that some agreement could be made for at least emergency access.

There was no further discussion of this petition.

## **PLANNER**

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