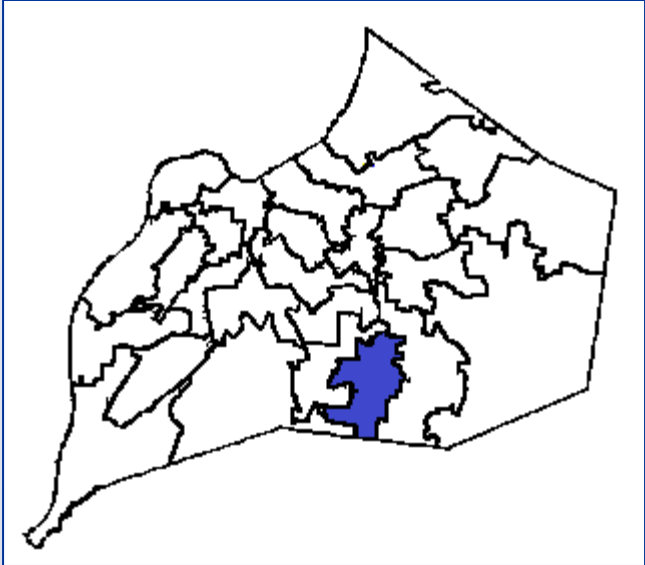
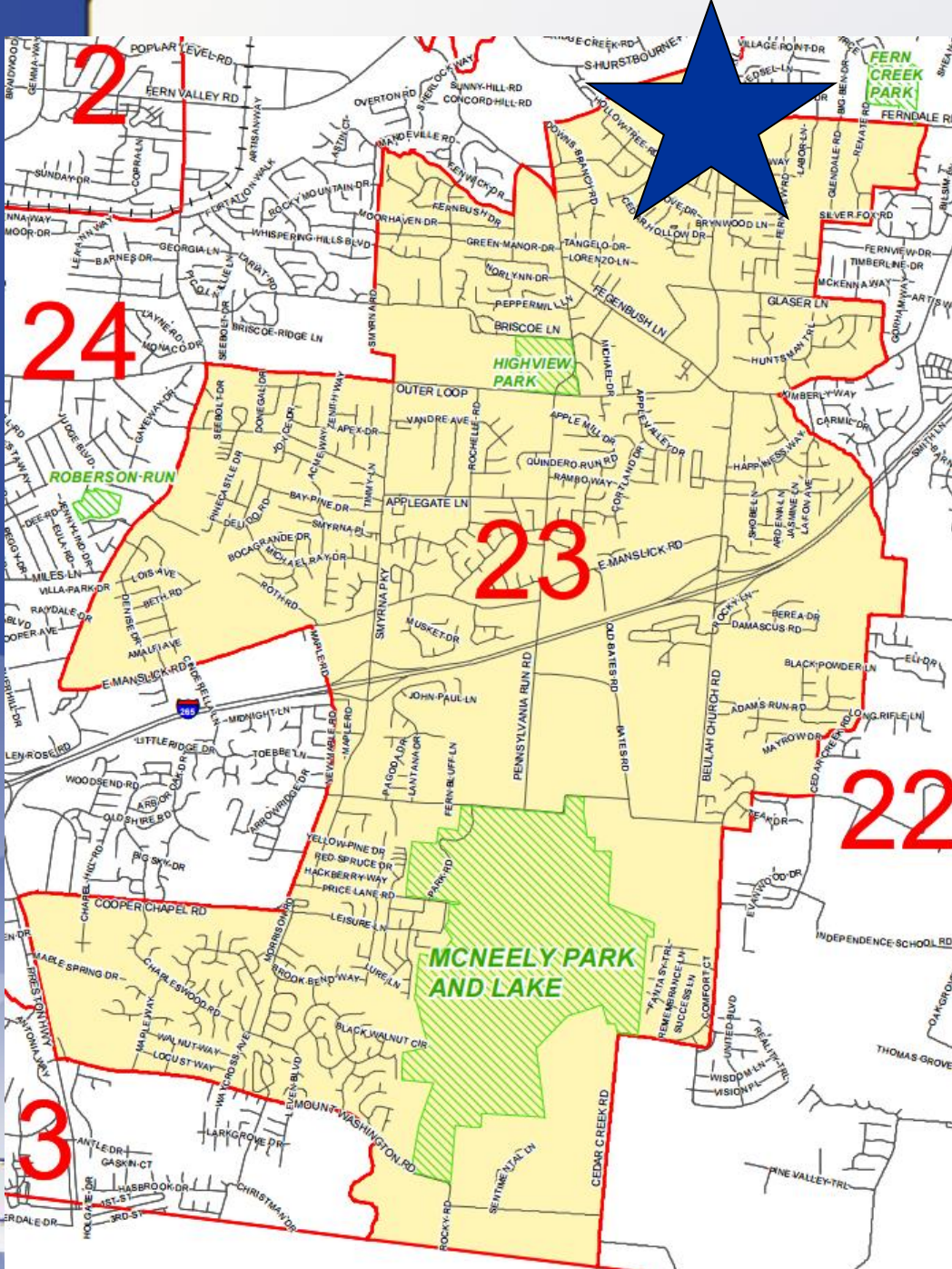


20-ZONE-0074

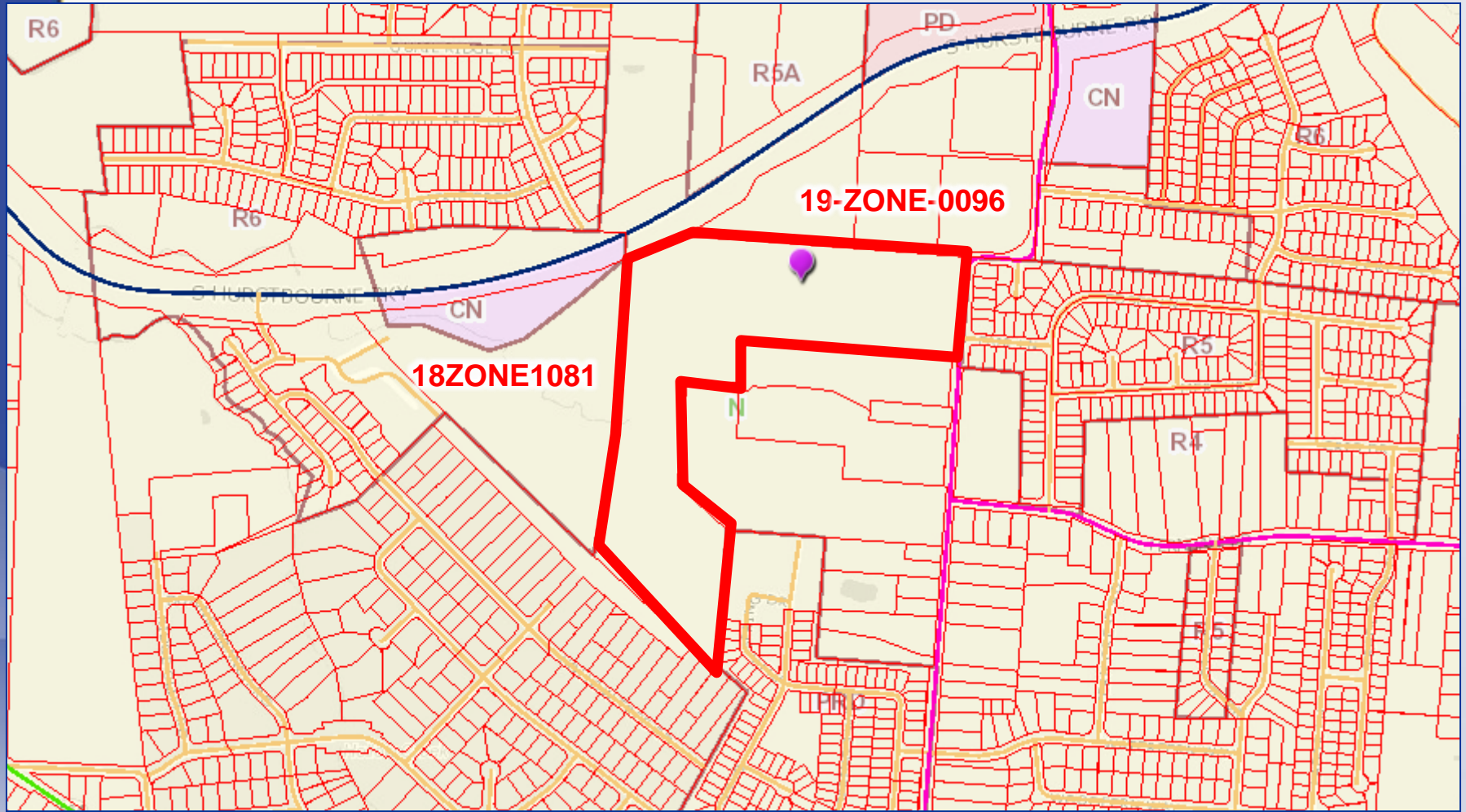
6106 S WATTERSON TRAIL



Planning & Zoning Committee
February 16, 2021



6106 S. Watterson Trail
 District 23 - James Peden
 District 24 - Madonna Flood



Existing: R-4/N
Proposed: R-7/N



Existing: Vacant
Proposed: Residential

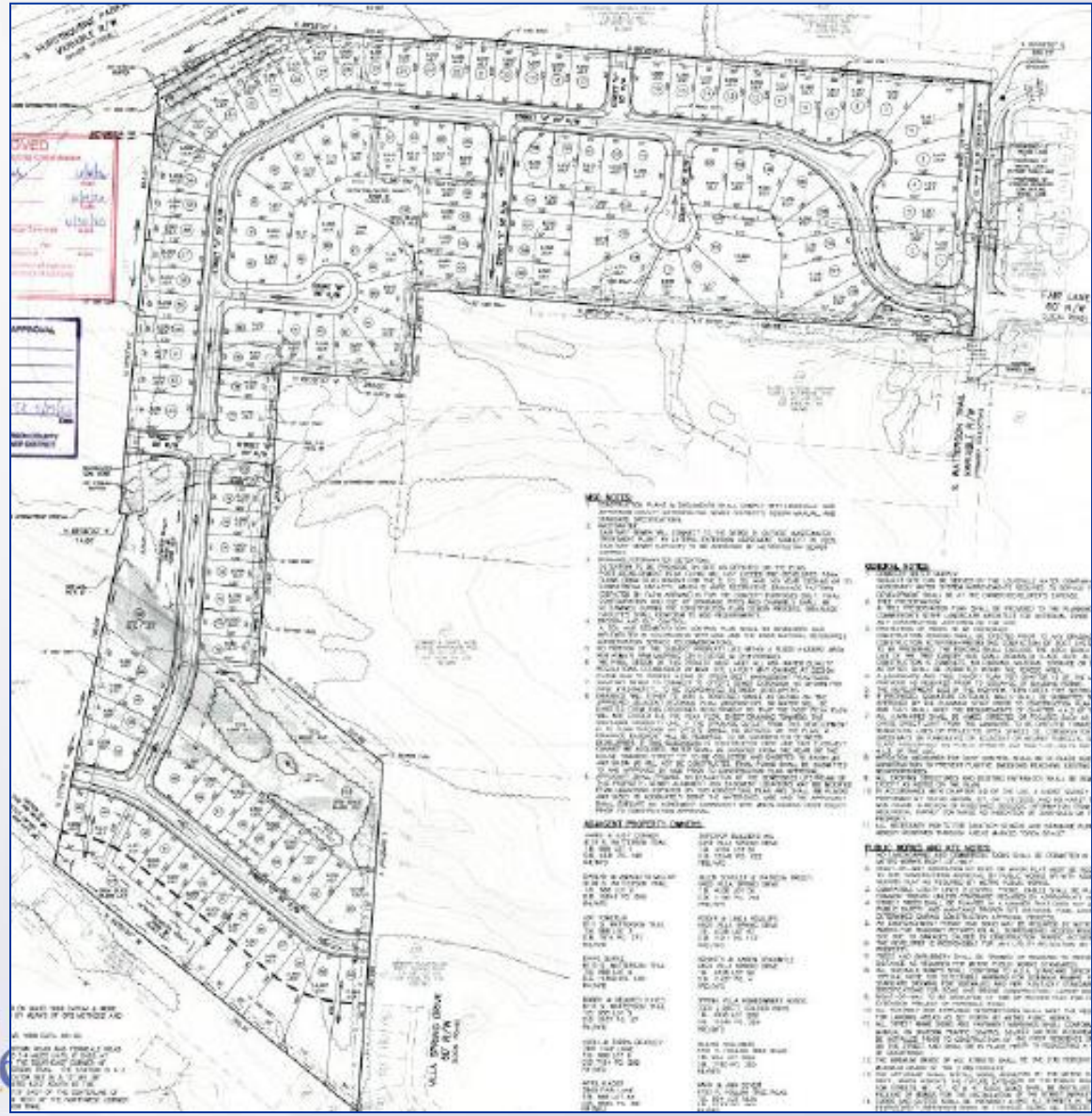
Requests

- Zoning change from R-4 Single Family Residential to R-7 Multi-Family Residential (12 acres of the 33 acre site)
- Detailed District Development Plan/Revised Major Preliminary Subdivision Plan (Development Potential Transfer) with Binding Elements

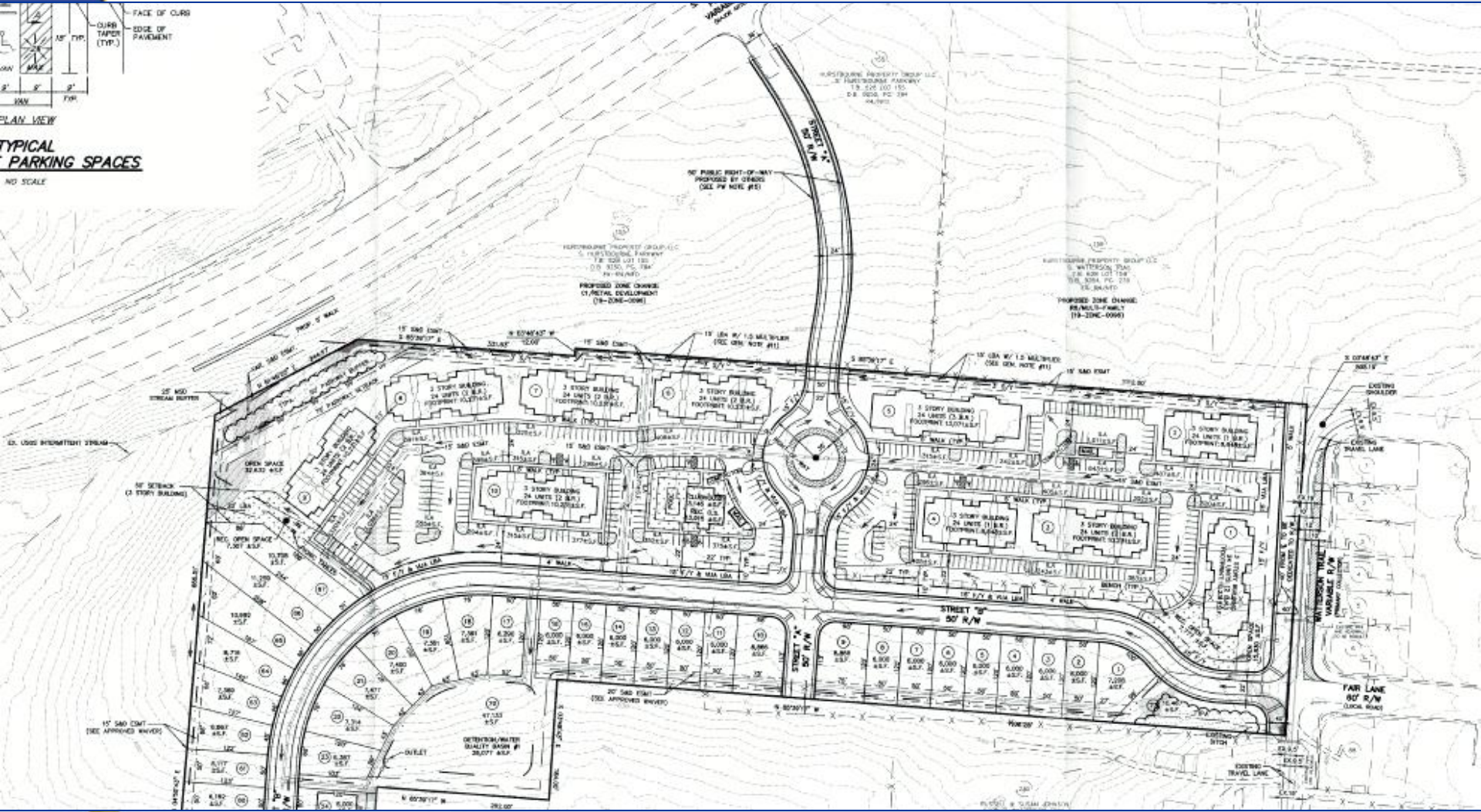
Case Summary

- Currently undeveloped
- Prior approval for 128 single family lots (19-MSUB-0018)
- Application proposes 240 multi-family units and 67 single-family lots
- Connections will be made to the north (19-ZONE-0096) and to the west (18ZONE1071)

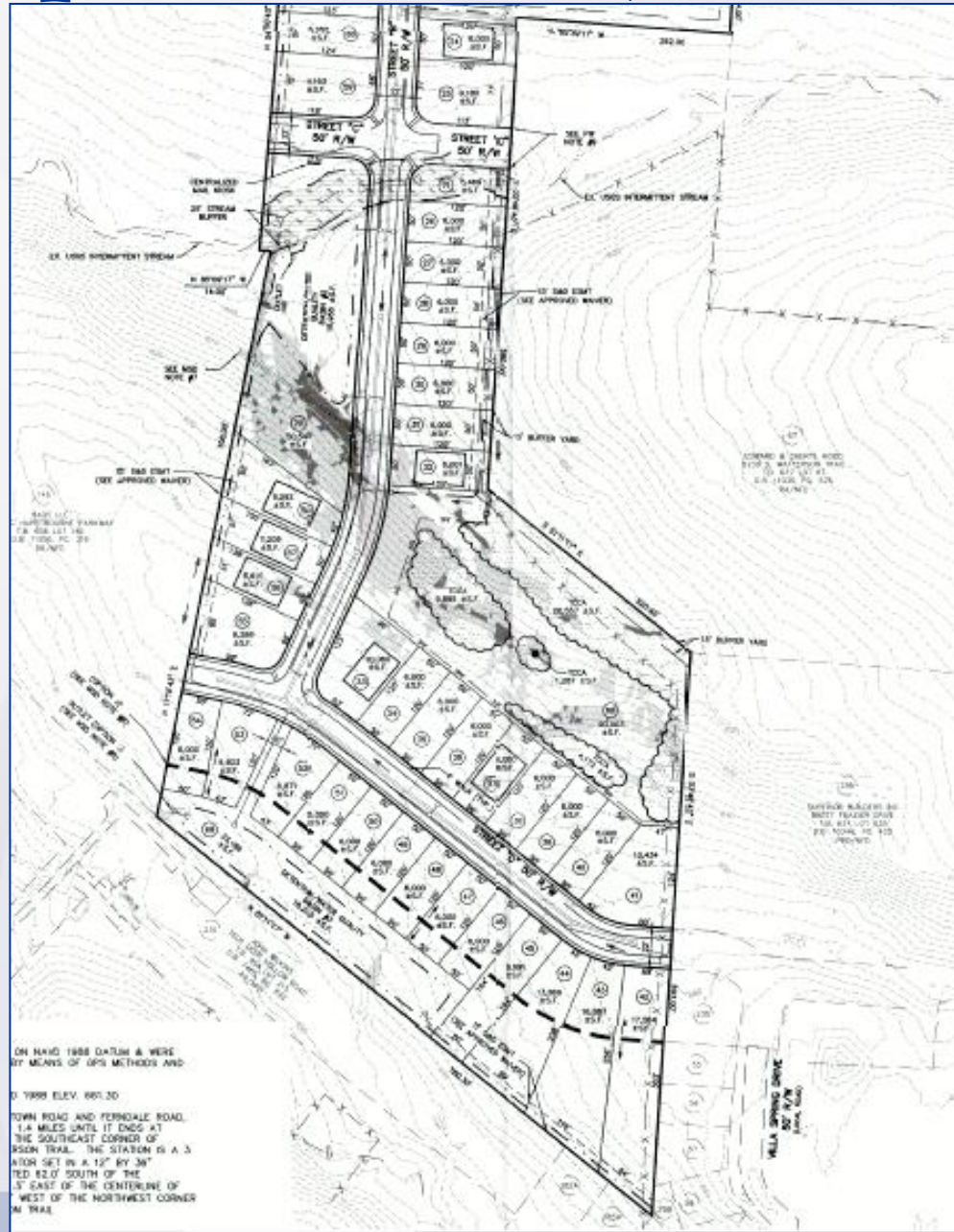
19-MSUB-0018 Approved Plan



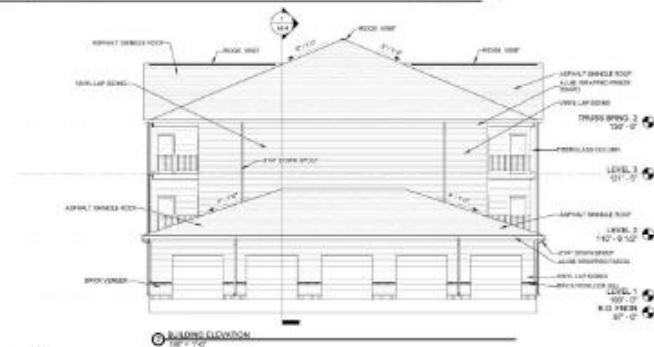
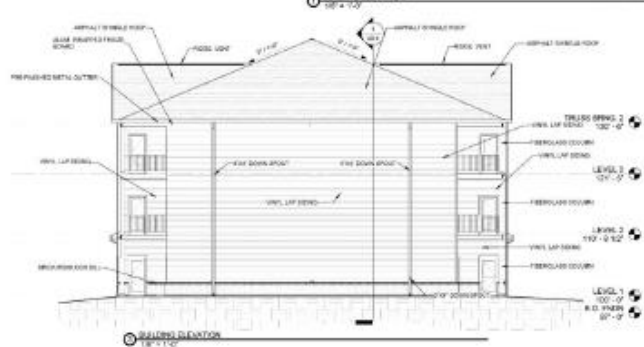
Proposed Plan (Northern)



Proposed Plan (Southern)



Elevations



Public Meetings

- Neighborhood Meeting held on 8/5/2020
- LD&T meeting on 10/22/2020 and 12/10/2020
- Planning Commission public hearing on 1/21/2021
 - No one spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-4 to R-7 passed by a vote of 9-0 (one was not present).