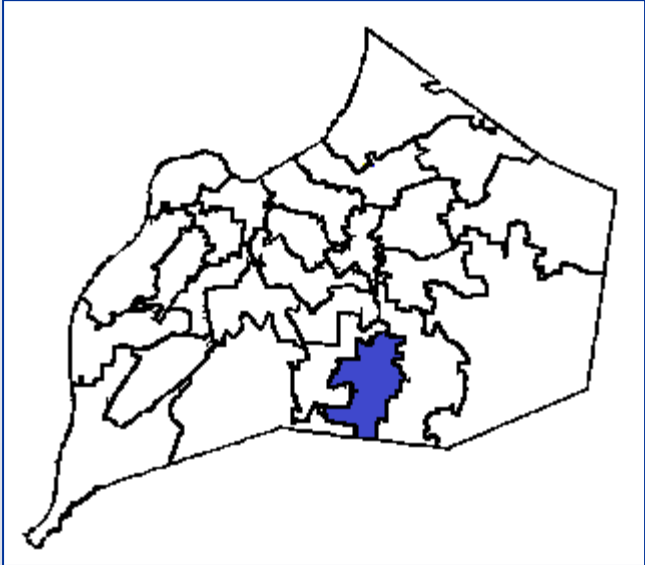
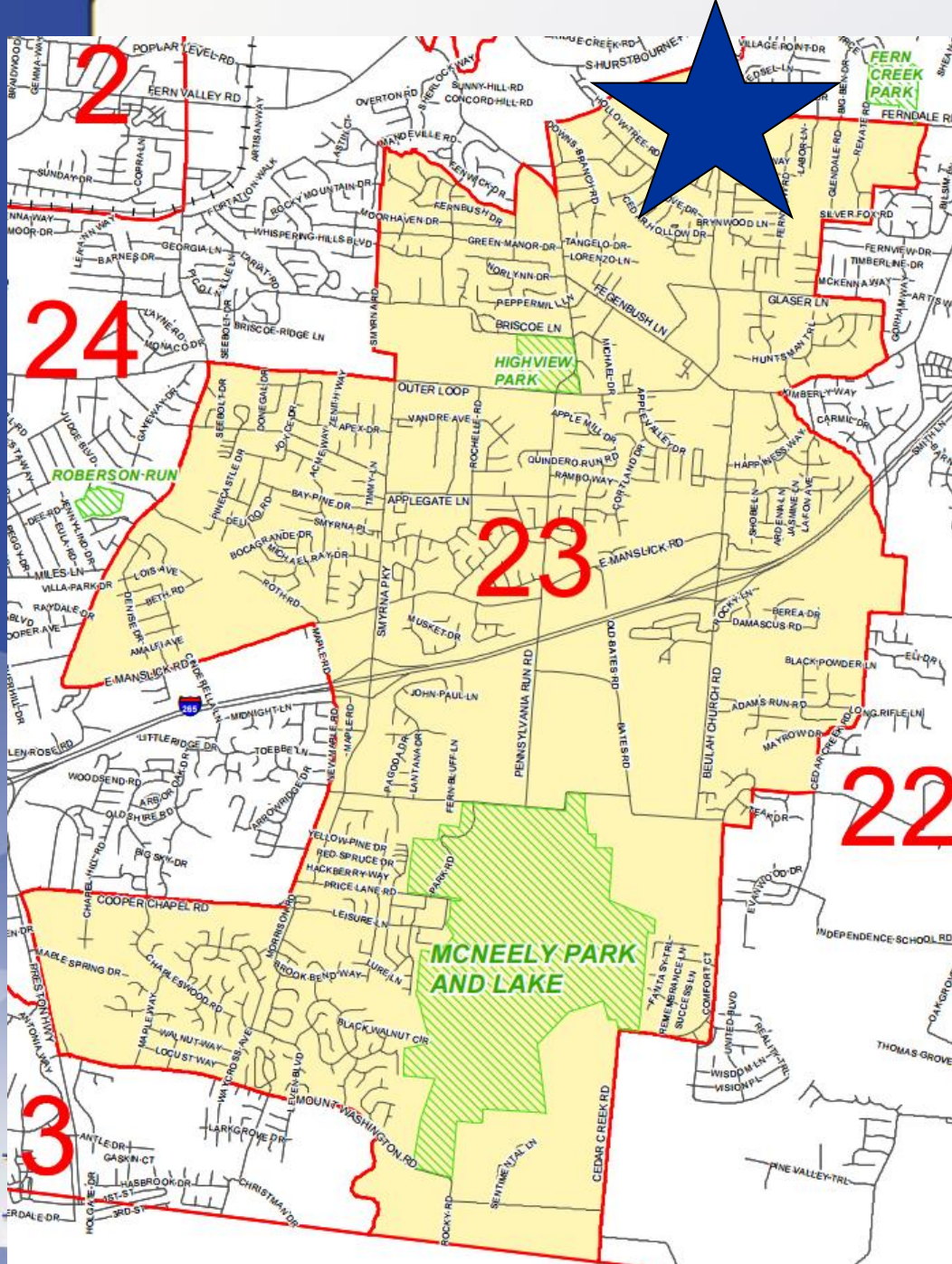


20-ZONE-0074

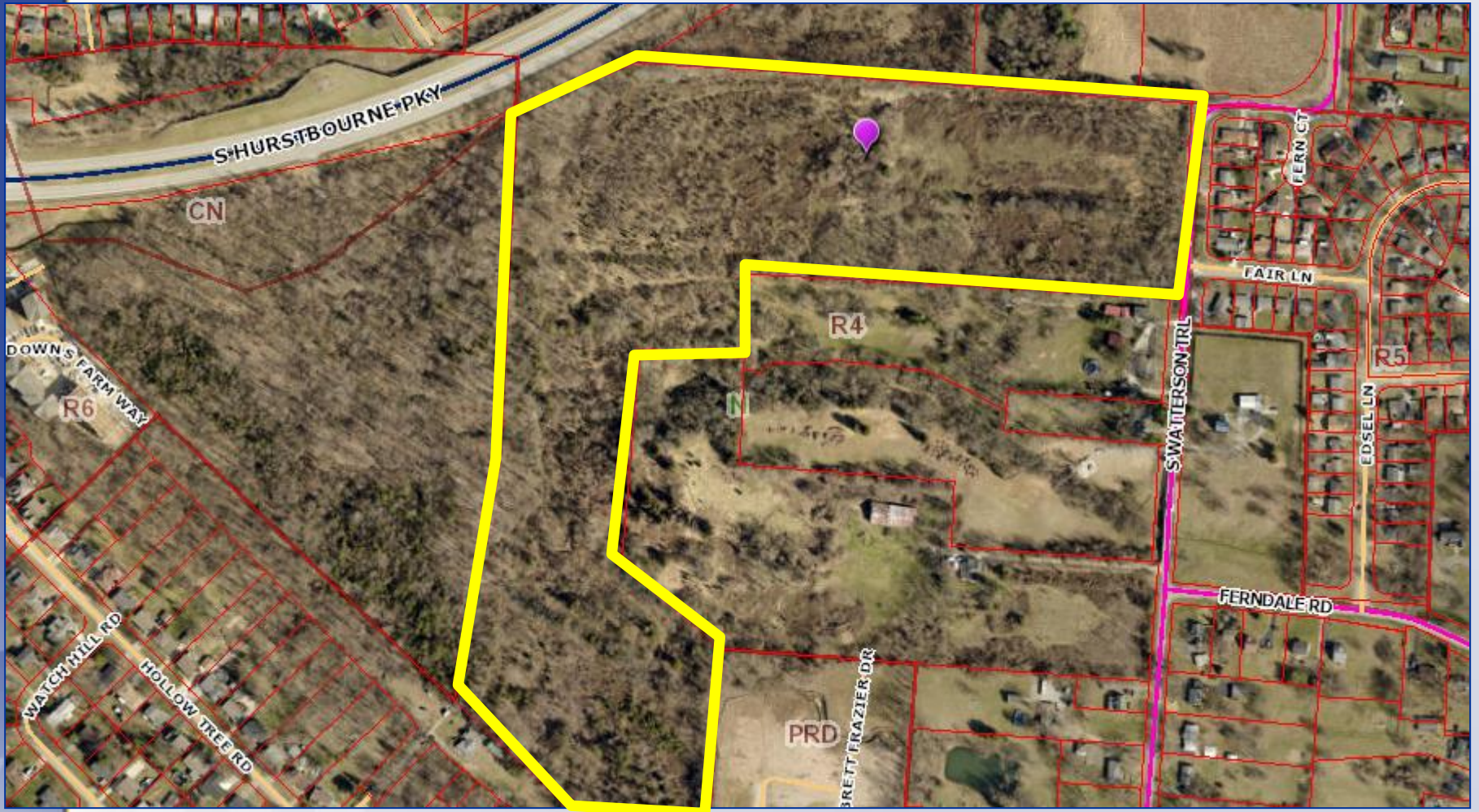
6106 S WATTERSON TRAIL



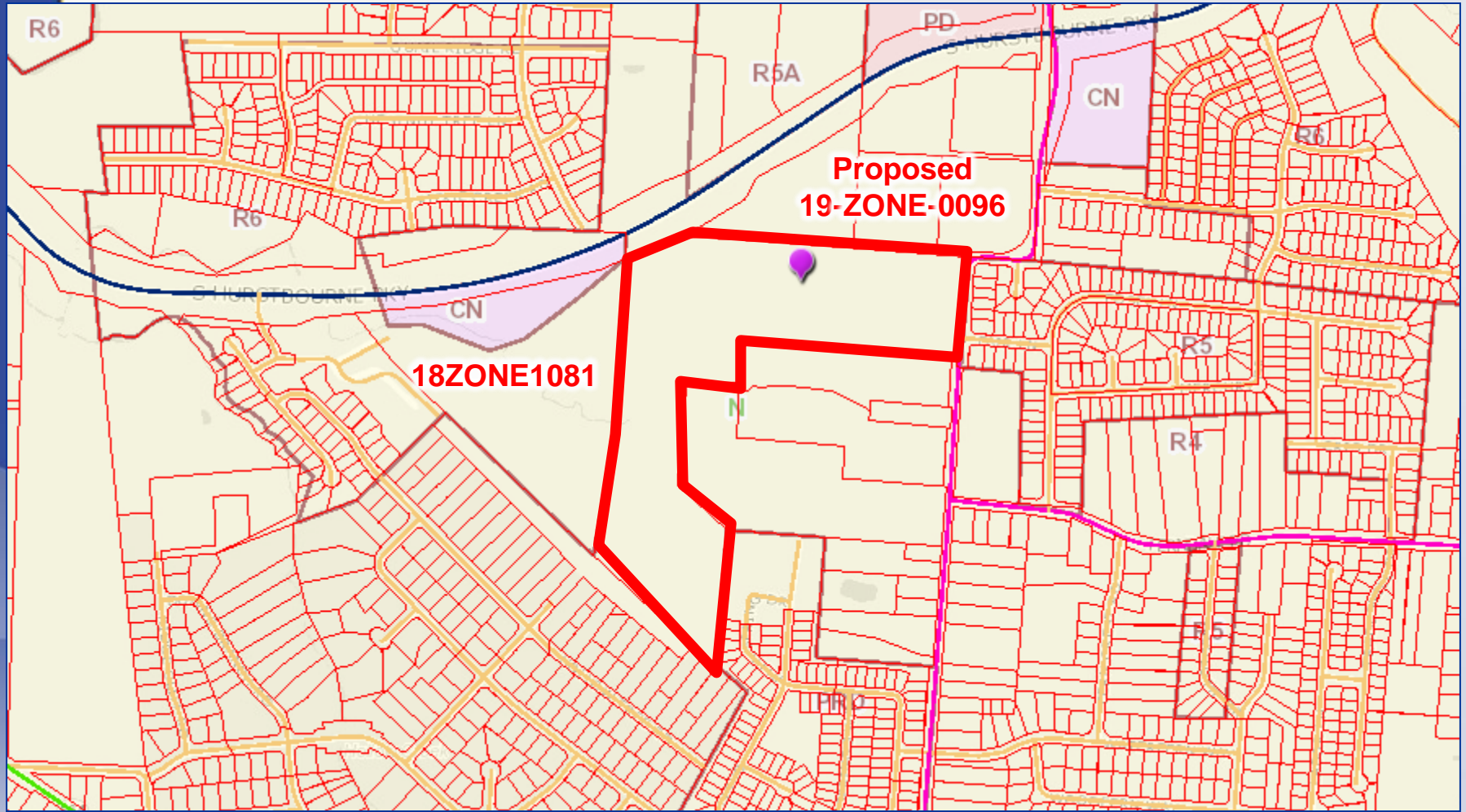
Planning & Zoning Committee
April 13, 2021



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



Existing: Vacant
Proposed: Residential



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

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



NOTES:

1. THE SUBDIVISION IS TO BE DEVELOPED IN ACCORDANCE WITH THE 2002 ZONING ORDINANCE AND THE 2002 SUBDIVISION ACT.
2. THE SUBDIVISION IS TO BE DEVELOPED IN ACCORDANCE WITH THE 2002 ZONING ORDINANCE AND THE 2002 SUBDIVISION ACT.
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GENERAL NOTES:

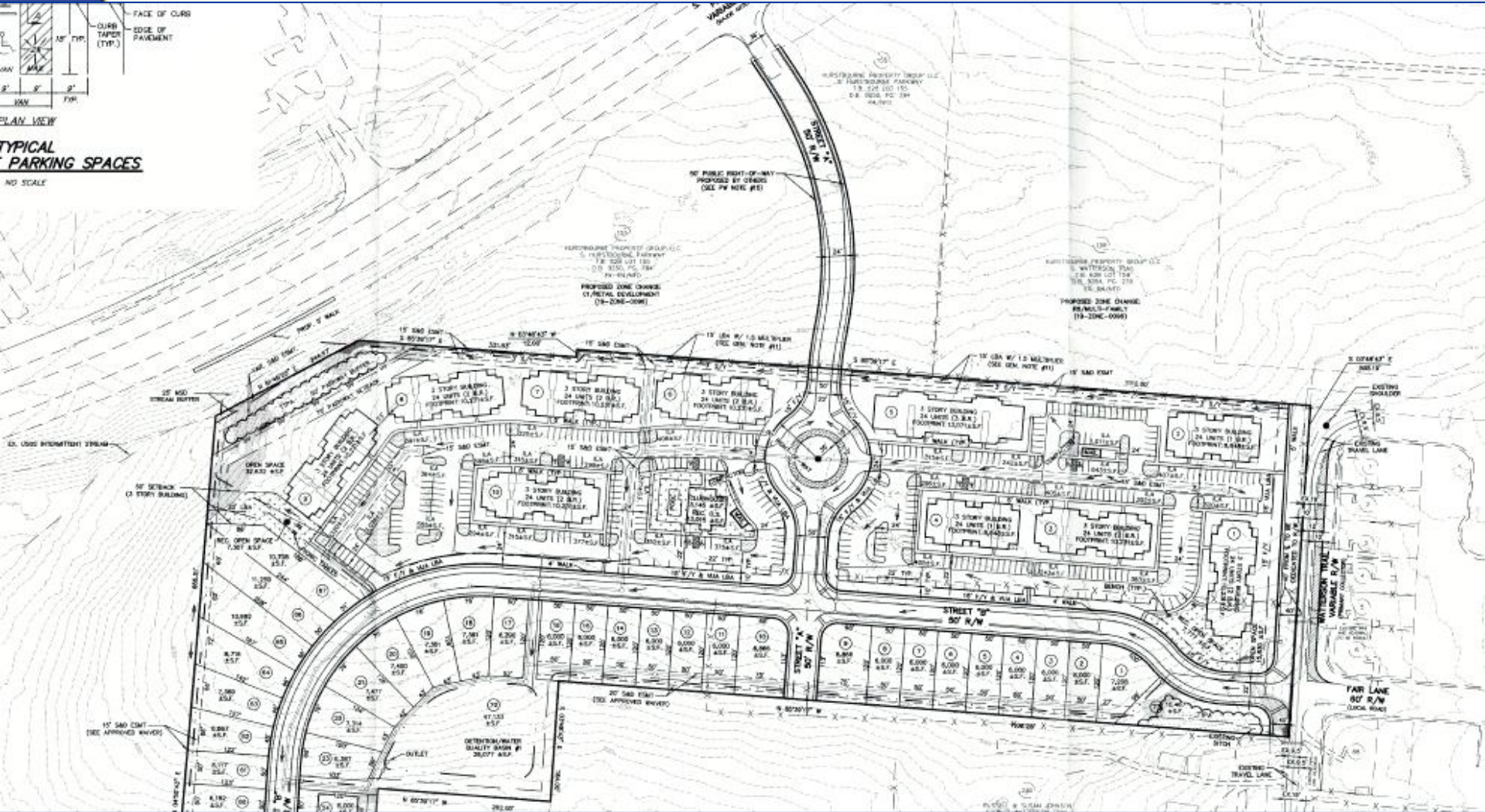
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NEAREST PROPERTY OWNERS:

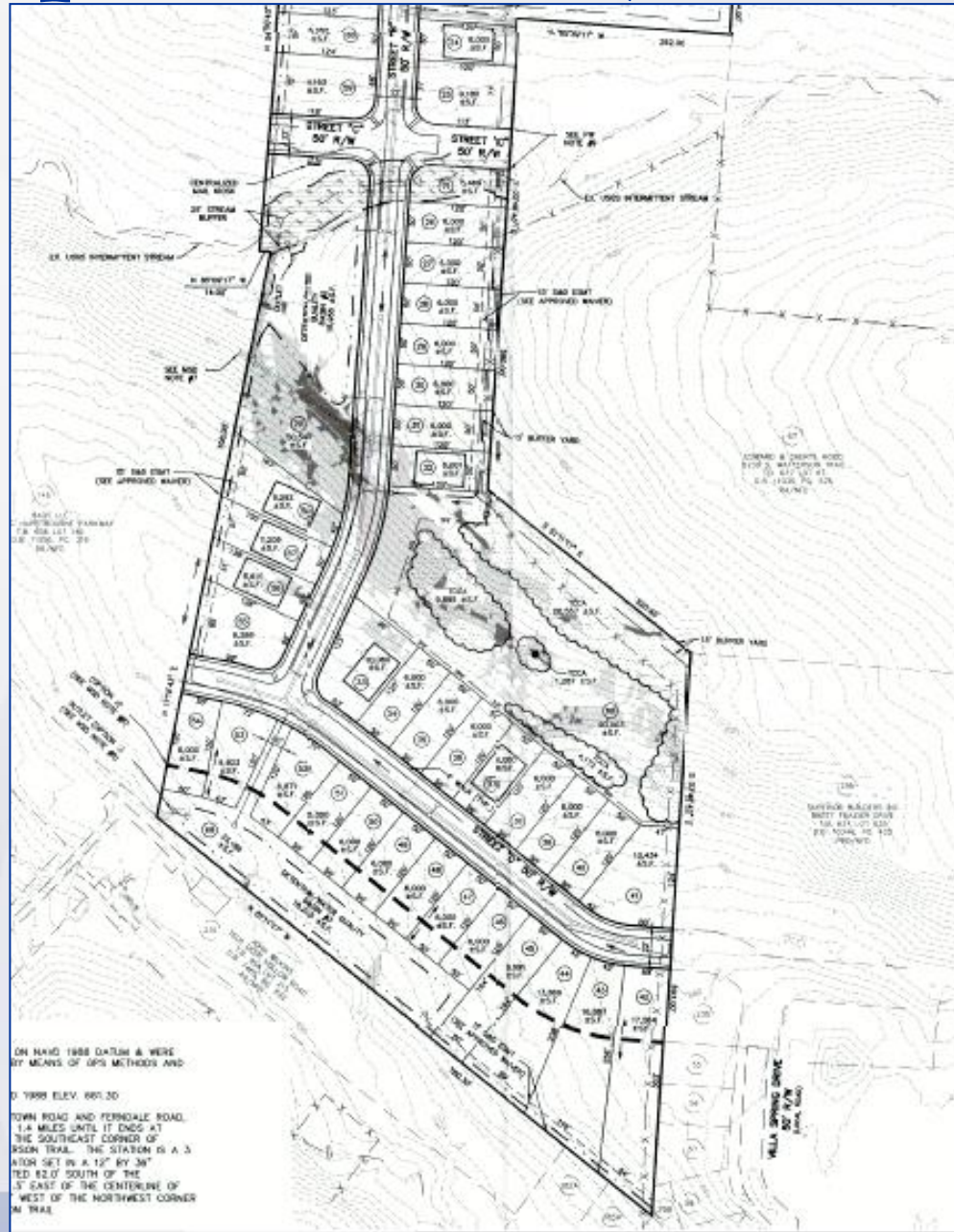
| OWNER NAME | ADDRESS | PHONE |
|----------------------|------------------|--------------|
| WILLIAM HARRISON | 100 W. HARRISON | 502-555-1234 |
| JOHN D. SMITH | 200 W. HARRISON | 502-555-5678 |
| MARY K. JONES | 300 W. HARRISON | 502-555-9012 |
| ROBERT L. GARCIA | 400 W. HARRISON | 502-555-3456 |
| ANGELA M. BROWN | 500 W. HARRISON | 502-555-7890 |
| CHRISTOPHER W. DAVIS | 600 W. HARRISON | 502-555-2345 |
| SARAH E. MILLER | 700 W. HARRISON | 502-555-6789 |
| DAVID R. WILSON | 800 W. HARRISON | 502-555-0123 |
| JENNIFER L. ANDERSON | 900 W. HARRISON | 502-555-4567 |
| KEVIN M. THOMPSON | 1000 W. HARRISON | 502-555-8901 |
| LISA N. WHITE | 1100 W. HARRISON | 502-555-2345 |
| MICHAEL J. HENRY | 1200 W. HARRISON | 502-555-6789 |
| NANCY K. GREEN | 1300 W. HARRISON | 502-555-0123 |
| OSCAR P. KING | 1400 W. HARRISON | 502-555-4567 |
| PAUL R. LEE | 1500 W. HARRISON | 502-555-8901 |
| QUINN S. PERKINS | 1600 W. HARRISON | 502-555-2345 |
| RICHARD T. ROBERTS | 1700 W. HARRISON | 502-555-6789 |
| SUSAN V. STEVENSON | 1800 W. HARRISON | 502-555-0123 |
| TERENCE W. TORRES | 1900 W. HARRISON | 502-555-4567 |
| URSULA Y. WATSON | 2000 W. HARRISON | 502-555-8901 |
| VICTOR Z. WOOD | 2100 W. HARRISON | 502-555-2345 |
| WALTER A. COLE | 2200 W. HARRISON | 502-555-6789 |
| XENIA B. FISHER | 2300 W. HARRISON | 502-555-0123 |
| YVONNE C. HAYES | 2400 W. HARRISON | 502-555-4567 |
| ZACHARY D. JONES | 2500 W. HARRISON | 502-555-8901 |



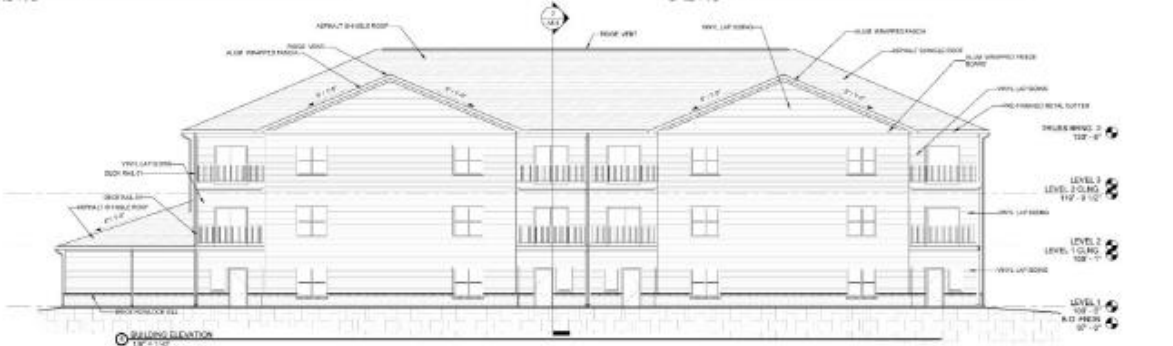
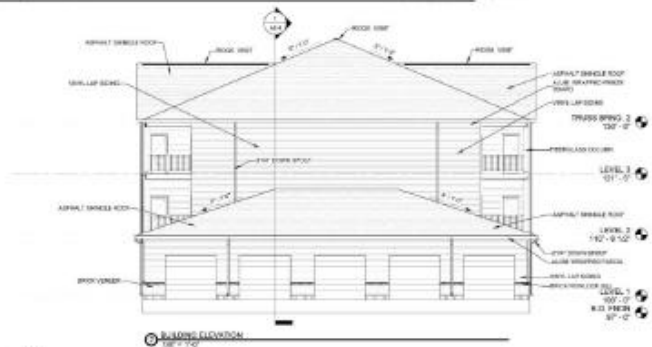
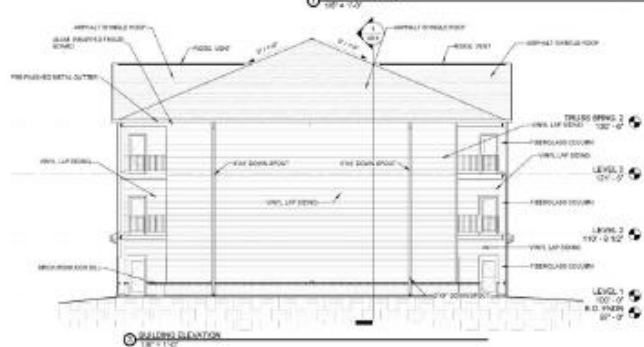
Proposed Plan (Northern)



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).