

Zoning Committee Recommendation

Rezoning Petition 2025-094

February 3, 2026

REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)

LOCATION

Approximately 19.54 acres located east of Mallard Creek Road, on the north and south side of Alexander Road, and along the west side of College View Lane.
(Council District 4 - Johnson)

PETITIONER

Atapco Properties, Inc

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Neighborhood 1 Place Type for this site.

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

- The petition proposes to develop a residential site within a ½ mile of both Commercial and Campus Place Types, allowing for a potential concentration of goods and services within a 10-minute walkshed of the proposed site. Additionally, there is existing sidewalk on Mallard Creek Road allowing for pedestrian access within a ¼ mile of the site, connecting it to nearby goods and services.
- The parcels surrounding the subject property are currently entitled for Neighborhood 2, multi-family uses, thus keeping within the form of the surrounding area and supporting a transition between more intense and less intense land uses in the area.
- The site's adjacency to the University City Research Park provides access to a major employment hub for residents, while the petition supports the creation of additional housing options.

- The petition proposes to increase connectivity through transportation improvements by connecting the proposed extension of College View Lane to Silver Birch Drive and connecting the proposed extension of College View Lane with Treble Court and providing a sidewalk extension from Alexander Road to Mallard Creek Road. This provides multiple route options to better accommodate walking, cycling, and transit use.
- The site is located on CATS bus route 50.
- The site is within a ½ mile of a trail access point at Clarks Creek Greenway.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods may be facilitated by providing residential uses within a ½ mile of both Commercial and Campus sites, allowing for a potential concentration of goods and services within a 10-minute walkshed of the proposed site. Additionally, there is existing sidewalk on Mallard Creek Rd allowing for pedestrian access within ¼ mile of the site.
 - 2: Neighborhood Diversity & Inclusion may be facilitated because the housing type proposed includes townhouses, triplexes, and quadruplexes, potentially increasing the variety of housing options available in the area.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

Motion/Second: McDonald / Caprioli

Yea: Welton, Caprioli, Gaston, McDonald, Millen, Shaw, Stuart

Nays: None

Absent: Shaw

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

Several commissioners expressed support for the petition, noting that while traffic calming was needed along that section of the Mallard Creek corridor, the site was well-suited for additional housing. They highlighted its greenway connections, proximity to Community Activity Centers, access to employment opportunities in the Research Park, and improved connectivity that would provide people with alternative routes to get around.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225