



Zoning Committee

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**REQUEST**

Current Zoning: MX-2 (Mixed-Use Residential)  
Proposed Zoning: N2-B(CD) (Neighborhood 2-B, Conditional)

**LOCATION**

Approximately 10.54 acres located on the east side of Dilling Farm Road, south of Moores Chapel Road.

(Council District 3 - Brown)

**PETITIONER**

The Paces Foundation

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**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 Neighborhood 1 place type for the 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:

- Despite inconsistency with the *2040 Policy Map*, the site is entitled for multi-family dwellings via rezoning petition 2005-121.
- The petition would provide an additional housing option for seniors, a growing segment of our community's population.
- The site is within a 1/3 mile walk of neighborhood services including a grocery store, pharmacy, dentist, doctor's office, and restaurants.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 3: Housing Access for All

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map (2022)* from

Neighborhood 1 place type to Neighborhood 2 place type for the site.

Motion/Second: Whilden / Neeley  
Yeas: Lansdell, Neeley, Russell, Sealey, Welton, Whilden  
Nays: None  
Absent: Winiker  
Recused: None

**ZONING COMMITTEE DISCUSSION**

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

Commissioner Lansdell asked for context as to how staff determined that the petition could meet the *2040 Comprehensive Plan* Goal of 10 Minute Neighborhoods. Staff replied that the site is within a ten-minute walk of neighborhood services including a grocery store, pharmacy, dentist, doctor's office, and restaurants.

**PLANNER**

Joe Mangum (704) 353-1908