



Zoning Committee

REQUEST

Current Zoning: N1-A (Neighborhood 1 – A)
Proposed Zoning: N2-A (Neighborhood 2 – A)

LOCATION

Approximately 1.3 acres located along the northeast side of Marvin Road and the west side of Ballancroft Place, east of Dixie Hills Drive.
(Council District 7 - Driggs)

PETITIONER

Merancas Holdings, LLC

**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* calls for Neighborhood 1.

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:

- Located near the southern edges of the Ballantyne neighborhood, this site is surrounded by densifying development characterized primarily by multi-family residential areas with access to goods and services half a mile away along Johnston Road.
- Although inconsistent with the recommendation for the Neighborhood 1 Place Type, this parcel is adjacent to established and future multi-family stacked and multi-family attached uses along all sides. Additionally, it is situated in an area where it is appropriate to permit more intense residential product types given the proximity to neighborhood servicing commercial areas to the northeast, its frontage along a state-maintained major arterial road, and its location as a corner lot that is not among single family homes.

- A conditional petition is not necessary for this request because it is a small application of the N2-A district on a lot that is less than two acres. This rezoning will allow for a development pattern that is consistent with neighboring properties.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods

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

Motion/Second: Sealey / Shaw
 Yeas: Sealey, Winiker, Blumenthal, McDonald, Shaw, Stuart
 Nays: None
 Absent: Neeley
 Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner McDonald noted support of this petition.

There was no further discussion of this petition.

PLANNER

Holly Cramer (704) 353-1902