



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2024-032

July 9, 2024

REQUEST

Current Zoning: NC (neighborhood center)
Proposed Zoning: N2-B (neighborhood 2-B)

LOCATION

Approximately 0.17 acres located on the west side of Montgomery Street, north of Frazier Avenue, and east of West Trade Street.
(Council District 2 - Graham)

PETITIONER

Troy Knight

**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* (2022) recommends the Neighborhood Center 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:

- This petition is appropriate and compatible with the surrounding uses and context of the area.
- Access to housing is high priority need in this area according to the EGF (Equitable Growth Framework) Community Reports. The petition could help address some housing need.
- The site is within a ½ mile walkshed to a LYNX Gold Line stop.
- The site is within a ½ mile walkshed of the Irwin Creek greenway.
- The Neighborhood Center Place Type is a preferred adjacency for this site.

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

Motion/Second: Lansdell / Russell
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*.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225