



Zoning Committee

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**REQUEST**

Current Zoning: N1-B (neighborhood 1-B)  
Proposed Zoning: IC-1 (institutional campus-1)

**LOCATION**

Approximately 10.65 acres located on the east side of West Sugar Creek Road and north side of The Roman Road, west of Mineral Springs Road.  
(Council District 4 - Johnson)

**PETITIONER**

Gethsemane Cemetery and Memorial Gardens

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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 (2022)* 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 preferred Neighborhood 1 adjacency is present with this petition.
- The site is also adjacent to the Campus Place Type and would unify the parcels currently owned by the Gethsemane Cemetery to one place type allowing for a consistent development pattern.
- The IC-1 institutional campus zoning district is intended to address the needs and impacts of large-scale institutional campuses including religious campuses.

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

Motion/Second: Sealey / Whilden  
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 noted there was discussion at the Public Hearing about what would be allowed, what would happen to the houses on the 3 parcels, and where a possible new building would go. Staff responded that there were no plans to develop the parcels now, but it did allow the petitioner to consolidate into one place type for future growth and needs of the cemetery.

There was no further discussion of this petition.

**PLANNER**

Michael Russell (704) 353-0225