



Zoning Committee

REQUEST	Current Zoning: OFC (Office Flex Campus) Proposed Zoning: NC(CD) (Neighborhood Center, conditional)
LOCATION	Approximately 0.84 acres located east of Providence Road, north of Fenton Place, and south of Cherokee Road. (Council District 6 - Owens)
PETITIONER	SLRH Acquisitions, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** with the goals and policies of the *South Inner Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition may facilitate the following priority goals of the area plan:
 - 2: Neighborhood Diversity & Inclusion may be facilitated by opening options to develop a mix of uses, including multi-family stacked residential units.
- The petition is in alignment with the *2040 Policy Map* recommendation for the Neighborhood Center Place Type.

Therefore, 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 Fenton Place and Providence Road intersection sits within an area identified as a Neighborhood Center Place Type by the *2040 Policy Map*. This activity center is intended to be a walkable mixed-use district that includes a mix of residential buildings, small-scale commercial uses, and neighborhood-serving businesses. The *South Inner Community Area Plan* supports adding new development to what is currently an underutilized surface parking area to create a more connected, pedestrian-friendly center.

- The proposed rezoning to the NC district allows for infill development on the site to encourage redevelopment from an existing parking lot to multi-family residential units along with neighborhood-scale commercial uses such as office, retail, restaurant, personal services, and fitness facilities.
- The site is near existing transit, with nearby bus stops served by CATS Route 14 along Providence Road, encouraging accessibility and connectivity.
- The petition commits to a 10-foot landscape buffer, and a 6-foot fence along the eastern property line to create privacy and soften the transition between any new structures and the homes along the rezoning boundary.
- The petition could facilitate the following additional *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods may be facilitated by allowing a mix of uses with the opportunity for more goods and services near existing, established neighborhoods.

Motion/Second: Caprioli / Gaston
 Yeas: Welton, Caprioli, Gaston, McDonald, Millen, Shaw, Stuart
 Nays: None
 Absent: None
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *South Inner Area Plan*.

Commissioner Shaw requested clarification on pending commitments made by the petitioner. Staff clarified that they received confirmation, from the petitioner, that the final submission for 2026-003 will include a condition to prohibit Vehicle Rental, enclosed uses unless otherwise identified as an accessory use as an amenity to the residents.

Commissioner Stuart asked about the rezoning history and contextual relationship of the site to nearby development. Staff clarified that the Manor Theatre and its associated development are located on the larger site but are not within the boundaries of the current rezoning request. Commissioner Stuart then inquired about the intended redevelopment plans for the site. Staff explained that while there has been discussion of potential full site redevelopment, specific details are not yet confirmed and redevelopment of the Manor Theatre site may occur independently and regardless of this rezoning petition.

There was no further discussion of this petition.

PLANNER

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