



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2025-014

June 3, 2025

---

---

**REQUEST**

Current Zoning: N1-B (Neighborhood 1-B)

**LOCATION**

Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)

Approximately 6.50 acres located on the west side of West Sugar Creek Road, on the north side of Glory Street, and south of Honduras Drive.

(Council District 1 – Anderson)

**PETITIONER**

Pulte Homes

---

**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 **consistent** based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends the Neighborhood 2 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 petition is appropriate and compatible with the surround land uses as the site is designated as a Neighborhood 2 Place Type by the *2040 Policy Map*.
- The site is adjacent to a multi-family attached project located to the south across Glory Street and zoned N2-B. The site is also adjacent to other properties zoned N2-B and designated as the Neighborhood 2 Place Type.
- The site is within a 1/8-mile walk of a designated Neighborhood Center Place Type containing uses such as retail, restaurant, childcare, and religious institutions.
- The proposed development would fill a need for housing in an area that has been identified as lacking Access to Housing Opportunity by the *2040 Comprehensive Plan*.
- The site is within a 3/4-mile walk of Sugar Creek Station on the Lynx Blue Line.
- The site is directly served by transit with the number 211 CATS local bus, providing service between Sugar

Creek Station and Tom Hunter Station on the Lynx Blue Line.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10-Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion

Motion/Second: Sealey / Shaw

Yeas: Sealey, Shaw, McDonald, Neeley, Stuart, Blumenthal

Nays: None

Absent: Winiker

Recused: None

## **ZONING COMMITTEE DISCUSSION**

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

Chairperson Blumenthal asked if a street connection would be made to Daisy Moore Lane at the western boundary of the site. Staff stated that a public street connection would be made to Daisy Moore Lane.

Chairperson Blumenthal asked about the required buffered bike lane on West Sugar Creek Road. CDOT staff stated that a buffered bike lane is a painted lane with an additional 3 feet of space between the bike lane and vehicular lane.

Commissioner Sealey asked if the roadway improvements would be funded by the Sugar Creek corridor mobility improvement program. CDOT staff stated that all improvements would be funded by the developer.

Chairperson Blumenthal praised the proposed plan for its attention to design. Providing a large central open space through the site and committing to preserve trees along the western boundary of the site adjacent to the existing single-family subdivision is a preferred outcome.

There was no further discussion of this petition.

Maxx Oliver (704) 336-3571

## **PLANNER**