



Zoning Committee

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**REQUEST**

Current Zoning: N1-D (neighborhood 1-D), N2-B (neighborhood 2-B), and B-1(CD) (neighborhood business, conditional)

Proposed Zoning: N2-A(CD) (neighborhood 2-A, conditional)

**LOCATION**

Approximately 1.33 acres along the north side of State Street, east of South Turner Avenue, and west of Beatties Ford Road. (Council District 2 - Graham)

**PETITIONER**

Alchemy Development, LLC

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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** 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.

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:

- While the site is designated as a Neighborhood 1 (N-1) Place Type by the *2040 Policy Map*, the property contains a mix of zoning districts including N-1, Neighborhood 2 (N-2), and business, and is abutting Manufacturing & Logistics, and office zoning districts.
- The site is bordered by Innovation Mixed Use (IMU) Place Type to the north and N-1 to the south. The *2040 Comprehensive Plan* recommends N-2 as a preferred transition between the IMU and N-1 Place Types.
- The site is located in an area with a wide variety of uses and the proposed development is in keeping with the character of the area which is rapidly diversifying from heavy industrial to a mix of light industry, office, retail, restaurant, and residential development.
- The proposed development would fill a need for housing in an area that has been identified as an Access to Housing Gap by the *Comprehensive Plan*.

- The site is located within a ½-mile the Five Points intersection, an area designated as a Neighborhood Center by the *2040 Policy Map*.
- The site is located less than a block from Stewart Creek Greenway as well as the Seversville and Martin Luther King Parks.
- The site is well served by transit and is located within a ½-mile walk of 2 Lynx Gold Line stations as well as the number 1, 7, 8, and 34 CATS local buses providing service between Little Rock and Scott Futrell Roads, Paw Creek, Callabridge Commons/Riverbend shopping centers, Northlake Mall, the Rosa Parks Community Transportation Center, and the Charlotte Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10-Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion

Motion/Second: Shaw / Sealey  
 Yeas: Shaw, Sealey, McDonald, Winiker, Stuart, Blumenthal  
 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 Sealy stated that he believes that this is just one of many rezonings we will see in the area in the coming years spurred by the redevelopment of Savona Mill. And he hopes that we see more development like this as the area has good transit access.

Chairman Blumenthal asked about the maximum height in the N1-A and Staff stated the maximum height is 48 feet. Chairman Blumenthal asked if any additional amenitization of the site, such as ground floor retail is required. Staff stated that the N2-A district does not require anything and no additional amenitization is proposed on the site.

Commissioner Shaw ask if there were any height restrictions along the perimeter of the site. Staff gave a summary of the adjacent Place Types and uses and stated that no additional height limits or transitions were applicable.

There was no further discussion of this petition.

**PLANNER**

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