

## Zoning Committee Recommendation

Rezoning Petition 2025-109

January 6, 2026

**REQUEST**

Current Zoning: CG(CD) (General Commercial, conditional)  
Proposed Zoning: N2-B(CD) SPA (Neighborhood 2- B, conditional, site plan amendment)

**LOCATION**

Approximately 1.46 acres located east of East Independence Boulevard, north of Hayden Way, and west of Lakeview Circle. (Council District 5 - Molina)

**PETITIONER**

Ravin Partners

**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 petition is inconsistent with the *2040 Policy Map* recommendation for the Commercial 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:

- Petition 2023-069 rezoned approximately 80 acres to allow for a range of single family, multi-family, and non-residential uses.
- This site plan amendment proposes a minor change to 1.46 acres of the 80 acre site so that a portion of the area proposed for CG(CD) may be developed with uses allowed in N2-B(CD). This change does not meaningfully change the intent of the existing entitlements, and non-residential uses would still be permitted on the site where CG(CD) remains zoned to the south.
- Buildings in the area typically consist of townhomes and multi-family stacked buildings and are usually not more than five stories. Civic and institutional buildings vary in size based on their context and accessibility. Much of the existing residential development along the east side of Independence Boulevard is already comprised of multi-family stacked and attached building forms. The requested N2-B zoning is appropriate at this location

because it is compatible with these existing building forms and urban context.

- The requested N2-B (Neighborhood 2-B) zoning supports higher density, which is appropriate for this site's location along a major transportation corridor. Future residents may access a range of goods and services along Independence Boulevard.
- The petition commits to dedicating a permanent greenway easement to facilitate the extension of the Irvin's Creek Greenway. This dedication provides community infrastructure that offering a recreational amenity and improved connectivity for residents of the proposed development and the broader surrounding community.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022) from Commercial place type to Neighborhood 2 place type for the site.

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

#### **ZONING COMMITTEE DISCUSSION**

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

Commissioner Gaston asked about upcoming road improvements and ongoing projects in the area, and whether this petition includes any of those improvements. Staff explained that several road projects are currently underway in the area and confirmed that the original rezoning petition (2023-069) already committed to specific road improvements, which will remain unchanged under the current petition.

There was no further discussion of this petition.

#### **PLANNER**

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