



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-032

October 7, 2025

REQUEST

Current Zoning: B-1 (CD) (Neighborhood Business, Conditional)
Proposed Zoning: NC(CD) (Neighborhood Center, Conditional),
N2-A(CD) (Neighborhood 2-A, Conditional)

LOCATION

Approximately 15.80 acres located on the southwest corner
of Plaza Road Extension and Hood Road, and east of Windrift
Road.

(Council District 5 - Molina)

PETITIONER

Queen City Land

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 **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 petition is adjacent to properties zoned N1-A and designated as the Neighborhood 1 Place Type by the 2040 Policy Map. The proposed site plan doesn't exceed building forms allowed within N1 zoning districts. This provides a transition in density from the single family detached development adjacent to the site to the non-residential uses portion of this proposal under NC zoning.
- The site plan includes a more substantial 20-foot landscape yard along the southern property line, exceeding ordinance requirements where it borders existing single-family uses.
- The Neighborhood Center portion of the petition allows access to goods and services within walking distance of nearby residential neighborhoods.

- The site is located within proximity to the Reedy Creek Nature Center and Preserve.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 and Neighborhood Center Place Types for the site.

Motion/Second: Millen / Caprioli

Yeas: Welton, McDonald, Millen, Stuart, Caprioli,
Shaw, Gaston

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Millen inquired about the community response during the community meeting. Staff responded that there was discussion regarding the proximity of the proposed multifamily development to the existing single-family neighborhood. However, there was strong support expressed for the proposed non-residential uses, particularly for their potential to provide needed goods and services to the area.

Chairperson Welton asked if the path through the common open space connected to the sidewalk on Plaza Road. Staff responded that the path is mulched and connects to the adjacent neighborhood services parcel, rather than directly to the Plaza Road sidewalk.

There was no further discussion of this petition.

PLANNER

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