



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-034

September 3, 2025

REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: N2-B(CD) (Neighborhood 2-B, Conditional)

LOCATION

Approximately 6.2 acres located on the west side of Providence Road, south of Interstate 485, and east of Allison Woods Drive.
(Council District 7 - Driggs)

PETITIONER

Veer Homes, LLC

**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 *2040 Policy Map* 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:

- This portion of the Providence Road corridor hosts a number of commercial uses, various institutions, and moderately dense multi-family projects among other residential projects. This petition provides a transition between the Community Activity Center of Providence Road and the less intense residential areas to the west of the site.
- The petition proposes a mix of residential housing types including multifamily attached, quadraplexes, one duplex, and one triplex.
- The petition's building forms are consistent with those seen in the adjacent multi-family attached development to the west, zoned MX-1.
- The site is adjacent to a Community Activity Center but is not accessible to pedestrians due to lack of sidewalk connectivity.
- The petition site has preferred place type adjacencies of Neighborhood 1, Neighborhood 2, and Community

- Activity Center and meets the preferred minimum acreage for a place type amendment to Neighborhood 2.
- 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* (2022) from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type.

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

ZONING COMMITTEE DISCUSSION

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

Commissioner McDonald asked for staff to repeat their statement regarding the outstanding issue. Staff replied that the site is adjacent to a Community Activity Center but is not connected by sidewalk. Staff is requesting that the petitioner make a connection from the new Allison Woods Drive sidewalk to the Providence Road sidewalk that will be upgraded to a 12' multi-use path.

Commissioner Shaw added that staff's concern is that new sidewalks are being constructed but the current plan does not show them connecting.

Chairperson Welton stated that he received an email from the petitioner that informed him of a grade issue that would make the connection very difficult. Staff added that there are two issues being discussed: the widening of the existing 5' sidewalk along Providence Road to a 12' multi-use path and the connection between the multi-use path and the new Allison Woods Drive sidewalk. Staff acknowledges that there are grade challenges but would like to see all angles explored to make the connection.

Commissioner McDonald asked where the Providence multi-use path would go. Chairperson Welton commented that it would connect to the activity center to the south. Commissioner Stuart commented that the sidewalk along Allison Woods Drive appears to be a sidewalk to nowhere.

Commissioner Millen commented that the Providence Road multi-use path appears to be a sidewalk to nowhere. Staff replied that the issue is that the Allison Woods Drive sidewalk isn't shown connecting to the Providence Road multi-use path, which provides pedestrian access to goods and services in the activity center to the south of the site.

PLANNER

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