



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-023

December 2, 2025

REQUEST

Current Zoning: TOD-M(O) (Transit Oriented Development – Mixed Use, Optional)

Proposed Zoning: TOD-CC (Transit Oriented Development – Community Center)

LOCATION

Approximately 1.49 acres located on the west side of Greensboro Street, north of Raleigh Street, and east of East Sugar Creek Road.

(Council District 1 - Anderson)

PETITIONER

Anthony Kuhn

**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** 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 Community Activity Center 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 site is under a half mile walk to the Sugar Creek Light Rail Station along the LYNX Blue Line.
- The proposed TOD-CC zoning district aligns with the TOD-CC zoning to the north, south, and east of the site.
- TOD districts are intended for areas that are transitioning away from automobile-centric orientation toward a more walkable, well-connected, moderate intensity, mix of retail, restaurant, entertainment, office, and personal service uses.
- The TOD-CC District is appropriate for parcels near moderate-intensity rapid transit stations.
- The rezoning site is less than ½ a mile to two different bus stations (Sugar Creek Station Bay and Sugar Creek at Greensboro Street stops).
- This petition could help advance the goal of creating 10-minute neighborhoods because of its location within the

Community Activity Center and to the Light Rail which could provide access to amenities, goods, and services for the communities it serves.

- The petition's request to rezone to TOD-CC could help support transit-oriented development along the LYNX Blue Line.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development

Motion/Second: Gaston / Millen

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

Nays: None

Absent: Stuart

Recused: None

ZONING COMMITTEE DISCUSSION

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

There was no further discussion of this petition.

PLANNER

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