



Zoning Committee Recommendation

Rezoning Petition 2024-020

June 4, 2024

REQUEST

Current Zoning: INST(CD) (Institutional, Conditional)
Proposed Zoning: N2-B (Neighborhood 2-B)

LOCATION

Approximately 1.88 acres located at the eastern end of Willetta Drive, east of Nations Ford Road, and west of Interstate 77.
(Council District 3 - Brown)

PETITIONER

35N 80W, 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 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:

- The petition site is a remnant parcel that is heavily encumbered by utilities and a creek with associated 35' water quality buffer, rendering much of the site undevelopable.
- The site is accessed by Willetta Drive. All other properties along Willetta Drive are zoned N2-B.
- The petition would add to the housing options in the Nations Ford Road corridor.
- 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 Neighborhood 1 place type to Neighborhood 2 place type for the site.

Motion/Second: Whilden / Neeley
Yeas: Lansdell, Neeley, Russell, Sealey, Welton,
Whilden
Nays: None
Absent: Winiker
Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

PLANNER

Joe Mangum (704) 353-1908