



Zoning Committee Recommendation

Rezoning Petition 2025-045

November 5, 2025

REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: N1-D(CD) (Neighborhood 1-D, Conditional)

LOCATION

Approximately 9.09 acres located south of McKee Road, east of Fred Gutt Drive, and west of Glenmore Garden Drive.
(Council District 7 - Driggs)

PETITIONER

J&J Custom Homes

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 Neighborhood 1 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 petition is consistent with the *2040 Policy Map*, which supports residential uses.
- The N1-D Zoning District allows for the development of residential dwellings on lots of 3,500 square feet or greater which allows for smaller lots compared to N1-A which has a 10,000 square foot minimum.
- The MX-2 INNOV zoned single family development on the rezoning site's eastern boundary has lot dimensions similar to the minimum dimensions of N1-D. The property directly west of the rezoning site is built out with multi-family attached building forms. These existing, abutting developments support the request to rezone to a higher classification N1 district.
- This proposed rezoning aligns with the recommendation for the Neighborhood 1 zoning district and commits to single family detached building forms consistent with much of the area.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:

- 2: Neighborhood Diversity & Inclusion

Motion/Second: Gaston / Millen

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

Nays: None

Absent: Shaw

Recused: None

ZONING COMMITTEE DISCUSSION

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

Chairperson Welton asked about the reasoning behind the proposed Neighborhood 1-D zoning. Staff responded that this district allows flexibility in lot sizes to better align with the surrounding development patterns. The site transitions between multi-family townhomes to the west and smaller single-family detached homes to the east, so the N1-D zoning serves as a compatible middle zoning to support a transition between the surrounding development.

There was no further discussion of this petition.

PLANNER

Emma Knauerhase (704) 432-1163