



## Zoning Committee Recommendation

Rezoning Petition 2023-134

March 5, 2024

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### REQUEST

Current Zoning: N1-A (neighborhood 1-A)  
Proposed Zoning: N1-F(CD) (neighborhood 1-F, conditional)

### LOCATION

Approximately 0.997 acres located along the west side of Park South Drive, east of Parkstone Drive, and north of Archdale Drive.  
(Council District 6 - Bokhari)

### PETITIONER

Park South Townhome Community, LLC

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### 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) calls for Neighborhood 1.

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:

- This proposal provides a combination of triplexes and a quadraplex, helping create missing middle density housing in an area that has an established mix of residential product types from single family detached to multi-family attached all in the direct vicinity of the subject site.
- The majority of uses along the west side of Park South Drive are single family in nature. The triplexes and quadraplex proposed in this rezoning are consistent with the existing single family character of the area as well as the *Policy Map* designation of Neighborhood 1 at this site.
- Moderate densification is appropriate along this corridor and future residents would be able to access the CATS bus system with a stop located at the site's northeastern edge. The petitioner also commits to upgrade the bus stop to be ADA compliant.
- Future residents would be able to access goods and services along Fairview Road, less than a ½-mile walk

from the site.

- The rezoning plan commits to install a Class C Landscape Yard around the perimeter of the site.
- The petition could facilitate the following *2040*

*Comprehensive Plan* Goals:

- 1: 10 Minute Neighborhoods
- 2: Neighborhood Diversity & Inclusion
- 5: Safe & Equitable Mobility

Motion/Second: Russell / Whilden

Yeas: Neeley, Russell, Sealey, Welton, Whilden, Winiker

Nays: None

Absent: Lansdell

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**

Holly Cramer (704) 353-1902