



Zoning Committee

**REQUEST**

Current Zoning: INST(CD) (Institutional, Conditional), N1-B (Neighborhood 1-B)  
Proposed Zoning: N1-C (Neighborhood 1-C)

**LOCATION**

Approximately 1.698 acres located on the north side of Sofley Road, west of West Sugar Creek Road, and east of Hillcrest Street.  
(Council District 1 - Anderson)

**PETITIONER**

JCB Urban Company

**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 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 includes two noncontiguous parcels; 4019 Sofley which is developed with a single-family home and is currently zoned N1-B and 4101 Sofley which is undeveloped and currently zoned INST(CD).
- The requested N1-C zone allows for the development of residential dwellings on lots 8,000 square feet or greater.
- The neighboring parcels to the east and west are predominantly zoned N1-B and improved with residential uses. The N1-C zoning would blend with the current residential character of the neighborhood.
- The inclusion of residential dwellings on currently underutilized or vacant lots could enhance the housing options available within the neighborhood.
- The N1-C zone is consistent and compatible with the general development pattern in the area which predominately includes single-family homes on lots of

varying sizes. The large lot to the south of these parcels is developed with a church.

- This petition could increase the housing options for middle density housing within an existing neighborhood.
- The proposed rezoning will promote a mix of residential uses while respecting the neighborhood’s existing scale and character.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 2: Neighborhood Diversity & Inclusion

Motion/Second: Stuart / Neeley  
 Yeas: Neeley, Winiker, Blumenthal, McDonald, Shaw, Stuart  
 Nays: None  
 Absent: Sealey  
 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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