



Zoning Committee Recommendation

Rezoning Petition 2024-127

November 5, 2025

REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: N2-C(CD) (Neighborhood 2-C, Conditional),
NC(CD) (Neighborhood Center, Conditional)

LOCATION

Approximately 19.49 acres located on the west side of
Prosperity Church Road, along either side of Nada Park Circle
and Butner Trail Lane, southeast of Benfield Road.
(Council District 4 - Johnson)

PETITIONER

Wood Partners

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* (2022) recommends the 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:

- This petition is appropriate and compatible with the surrounding uses and context of the area as it increases the variety of housing types in the area.
- The site is immediately adjacent to a Community Activity Center Place Type providing direct pedestrian and vehicular access to amenities, goods, and services. In addition, the site proposes up to 25,000 square-feet of commercial uses in the NC portion of the site.
- Access to housing is a priority need in this area according to the Equitable Growth Framework Community Reports. The petition proposes 395 residential units.
- The site is within the Prosperity Village CNIP (Comprehensive Neighborhood Improvement Program) which will improve Prosperity Church Road between Old Ridge Road and Benfield Road to provide curb & gutter, sidewalk, storm drainage, bicycle lanes, on-street

parking, and install a roundabout at Prosperity Church Road and Prosperity Ridge Road.

- The petition commits to a workforce housing program so that no fewer than 5% of the total residential units within Development Area 2 on the site, for a period of not less than 15 years, maintains monthly rents or sale prices that are income restricted for households earning 80% or less of the area median income.
- The petition serves as a transition between lower density residential development and the higher density, mixed-use Prosperity Village area to the south. The petition provides a well-connected street network providing multiple route options to better accommodate walking and cycling.
- The site is within ¼ mile walk of the 52X bus stop, providing transit options for current and future residents in the area.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 and the Neighborhood Center Place Types for the site.

Motion/Second: Gaston / Caprioli

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

Nays: None

Absent: Shaw

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

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