



Zoning Committee

REQUEST

Current Zoning: N1-B (Neighborhood 1 – B)
Proposed Zoning: N1-E (Neighborhood 1 – E)

LOCATION

Approximately 0.62 acres located along the south side of Wallace Lane, west of Dorn Circle, and east of East Independence Boulevard.
(Council District 5 - Molina)

PETITIONER

Fernando Rivera

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 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 Idlewild South neighborhood is comprised of single family as well as multi-family developments, with commercial and activity centers stationed nearby on East Independence Boulevard along the western edge of the neighborhood.
- The N1-B and N1-E zoning districts allow the same single family residential uses. The primary differences between the two Neighborhood 1 districts are limited to dimensional standards such as lot size or lot width. This petition would allow for more flexibility in the dimensional standards for the site, but will maintain the same single family intent and allowed uses that currently exist under the N1-B zoning.

- There are densifying residential areas along this corridor, including a multi-family attached development under construction along this rezoning’s western boundary. The proposed N1-E zoning would be compatible with the existing and future uses of the area and may provide a better transition from the multi-family on the west to the less intense single family zoning and uses to the east.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods

Motion/Second: Sealey / McDonald

Yeas: Neeley, Sealey, Winiker, Blumenthal, McDonald, Shaw, Stuart

Nays: None

Absent: None

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