



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-029

August 5, 2025

REQUEST

Current Zoning: MUDD-O SPA (Mixed Use Development, Optional, Conditional Site Plan Amendment)

LOCATION

Proposed Zoning: NC(CD) (Neighborhood Center, Conditional)

Approximately 1.49 acres located north of Freedom Drive, east of Thrift Road, and west of Wesley Village Road.
(Council District 2 - Graham)

PETITIONER

Summit Avenue Wesley Heights, LLC

**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 **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 2 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:

- The site is within walking distance of multi-family housing, single family housing, the Stewart Creek Greenway, and nearby goods and services, supporting the goals of the *2040 Comprehensive Plan* for 10-Minute Neighborhoods.
- The existing MUDD-O zoning allows for intensive office and commercial uses; the proposed NC zoning district allows building forms that may be a more appropriate scale given the surrounding context and permits a mix of uses with prohibitions on auto-centric uses.
- The Neighborhood Center district promotes walkable, compact development and allows for a range of residential and commercial uses that can provide everyday services close to existing housing.
- The petition reflects a logical transition from light industrial and mixed-use zoning along Freedom Drive to residential zoning to the north and east, supporting a more connected and complete neighborhood. This site

sits at the end of the Thrift Road corridor which is rapidly shifting from industrial uses to adaptive commercial and mixed-use projects.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhood

The approval of this petition will revise the *2040 Policy Map*, from the Neighborhood 2 Place type to the Neighborhood Center Place Type for the site.

Motion/Second: Gaston / Winiker

Yeas: Welton, Caprioli, Gaston, Sealey, Shaw, Stuart, Winiker.

Nays: None

Absent: None

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

Emma Knauerhase (704) 432-1163