



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2025-099

December 2, 2025

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**REQUEST**

Current Zoning: N1-A (Neighborhood 1-A), MX-2 (INNOV) (Mixed-Use, Innovative)  
Proposed Zoning: MX-2 (INNOV) SPA (Mixed-Use, Innovative, Site Plan Amendment)

**LOCATION**

Approximately 62 acres located on the west side of Dixie River Road, north of Westbound Drive, and south of Sadler Road.  
(Outside City Limits)

**PETITIONER**

Crescent River District 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* recommends the Community Activity Center 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 is consistent with the *2040 Policy Map* recommendation for the Community Activity Center (CAC) Place Type. The CAC Place Type promotes a variety of uses such as retail, restaurant, office, and multi-family residential in a walkable and transit-friendly environment.
- The petition proposes to incorporate a one-acre parcel into a previously approved plan and to add a proportional number of residential dwelling units to the site.
- The petition maintains all previous commitments for development standards and transportation improvements.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion

Motion/Second: Gaston / McDonald  
Yeas: Welton, Caprioli, Gaston, McDonald, Millen,  
Shaw  
Nays: None  
Absent: Stuart  
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**

Joe Mangum (704) 353-1908