



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2024-125

April 1, 2025

REQUEST

Current Zoning: MX-2(INNOV) (Mixed-Use, innovative) and NS (Neighborhood Services)

Proposed Zoning: N2-A(CD) (Neighborhood 2-A, conditional)

LOCATION

Approximately 8.47 acres located on the west side of Sonoma Valley Drive, east of Stoneyridge Drive, and north of Mt Holly Road.

(Council District 2 – Graham)

PETITIONER

Tay Holdings, 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 **consistent** 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.

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 Neighborhood 2 (N-2) Place Type. The N-2 Place Type promotes a variety of housing types such attached multi-family dwellings as proposed by this conditional plan.
- The site is abutting other properties designated N-2 as well as the Community Activity Center (CAC) Place Type. The CAC Place Type calls for a variety of uses such as retail, restaurant, office, and multi-family residential.
- The site is served by transit, the number 18 CATS local bus providing service between Callabridge Commons/Riverbend shopping centers and the Rosa Parks Community Transportation Center.

Motion/Second: Shaw / Neeley

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

Chairperson Blumenthal asked about the remaining outstanding issues on the staff analysis. Staff stated that they believe the remaining issues can be resolved prior to City Council's decision.

Chairperson Blumenthal applauded the petitioner for working on a site containing difficult environmental constraints in an effort to provide housing.

There was no further discussion of this petition.

PLANNER

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