



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-064

October 7, 2025

REQUEST

Current Zoning: CG (General Commercial)
Proposed Zoning: N1-C (Neighborhood 1-C)

LOCATION

Approximately 0.17 acres located on the west side of Highland Street, north of Wilkinson Boulevard, and south of Greenland Avenue.

(Council District 2 - Graham)

PETITIONER

The Rapalo Group, 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 Community Activity Center Place Type for this site.

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 portion of the Ashley Park neighborhood has long been established with single family homes. Goods and services can be accessed by residents along the Wilkinson Boulevard corridor.
- The N1-C zoning district allows the same single family residential uses as is currently present on most of the lots surrounding the site.
- The N1-C zoning district is more consistent with the character of this area than the current general commercial zoning designation.
- 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 Community Activity Center Place Type to the Neighborhood 1 Place Type for the site.

Motion/Second: Gaston / Stuart

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

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

Michael Russell (704) 353-0225