



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-013

August 5, 2025

REQUEST

Current Zoning: NS (Neighborhood Services) and N2-B (Neighborhood 2-B)

Proposed Zoning: N2-B(CD) (Neighborhood 2-B, Conditional)

LOCATION

Approximately 8.43 acres located along the north and south side of Mintworth Avenue, west of Margaret Wallace Road, and east of Wyalong Drive
(Council District 5 - Molina)

PETITIONER

True Homes

**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 Commercial 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 proposed site lies in a transitional area between an established single-family neighborhood, and a commercial center at the intersection of Margaret Wallace Road and Idlewild Road. Although the place type designation is commercial here and may include some auto-oriented uses, Neighborhood 2 could serve as a positive transition between established Neighborhood 1 residential areas and commercial development.
- Where the rezoning boundaries abut single family homes, the site plan provides substantive buffering with proposed open space areas.
- Similar building forms to the rezoning proposal can be found directly south of the site where there is an existing townhome community.
- The site is serviced by CATS express bus route 52X,

- providing transit options for future residents.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Commercial Place Type to the Neighborhood 2 Place Type for the site.

Motion/Second: Shaw / Sealey

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

Commissioner Shaw asked if the outstanding design and transportation issues presented at public hearing had been resolved. Staff responded that most of the issues have been addressed and that staff subsequently met with petitioner and reviewed a plan that addresses all the remaining issues. The petitioner will submit the revised plan before the final decision.

Commissioner Stuart asked if the existing BMPs would remain or be used by the development. Staff responded that the existing BMPs would be utilized by the new development and resized if needed during the permitting process.

Chairperson Welton asked if the petitioner held a second community meeting. Staff stated that a second community meeting was recently held.

There was no further discussion of this petition.

PLANNER

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