



Zoning Committee Recommendation

Rezoning Petition 2022-056

December 6, 2022

REQUEST

Current Zoning: R-3 (single family residential) and CC (commercial center)
Proposed Zoning: B-1(CD) (neighborhood business, conditional)

LOCATION

Approximately 1.27 acres located at the southeast intersection of Benfield Road and Ridge Road, north of Interstate 485. (Council District 4 - Johnson)

PETITIONER

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 is **inconsistent** with the *2040 Policy Map* recommendation for the Neighborhood 1 and **consistent** with the Community Activity Center Place Type based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends the Neighborhood 1 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:

- This petition is an appropriate and compatible use with the surrounding Community Activity Center and residential neighborhoods.
- The petition helps to serve the surrounding community by providing access to fresh, healthy, seasonal produce.
- This petition will dedicate 57-feet of ROW to the future alignment of Highland Shoppes Drive.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended place type as specified by the *2040 Policy*

Map, from the Neighborhood 1 Place Type to the Community Activity Center Place Type for the site.

Motion/Second: Russell / Lansdell

Yeas: Barbee, Gaston, Gussman, Harvey, Rhodes, Russell, Welton

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* recommendation for the Neighborhood 1 and **consistent** with the Community Activity Center Place Type.

Commissioner Lansdell asked if the gravel parking lot for the site posed any issues with air quality due to particulate matter pollution. Staff responded that the LUESA (Land Use and Environmental Services Agency) memo stated no comments with regard to air quality.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225