



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-136

May 5, 2026

REQUEST

Current Zoning: N1-B (Neighborhood 1-B)
Proposed Zoning: N1-C (Neighborhood 1-C)

LOCATION

Approximately 2.02 acres located east of West Sugar Creek Road, west of Burgandy Drive, and north of Kneighton Lane. (Council District 4 - Johnson)

PETITIONER

Larry Cooper

**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** with the goals and policies of the *North Middle & Outer Community Area Plan* based on the information from the staff analysis and the public hearing and because:

- The petition may facilitate the following priority goals of the area plan:
 - 2: Neighborhood Diversity & Inclusion may be facilitated by adding the ability to develop more infill housing along a major arterial and near commercial areas.
- The petition is in alignment with the *2040 Policy Map* recommendation for the Neighborhood 1 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 site is designated as a Neighborhood 1 Place Type by the *North Middle & Outer Community Area Plan* and the *2040 Policy Map*. The request is in alignment with the site's Place Type designation and Community Area Plan goals.
- The proposed zoning represents a slight increase in intensity over the existing N1-B entitlements.
- The primary difference between N1-B (current zoning) and N1-C (proposed zoning) is in dimensional standards, such as lot size and lot width. The two N1 districts permit the same uses.

- The site meets Place Type 5 criteria using the Creating Complete Communities policy guidance. The subject property's particularly large lot width without a clear lot pattern relative to the surrounding context, and being on an arterial, provides a strong basis for the requested rezoning to the N1-C zoning district.

Motion/Second: Caprioli / McDonald

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

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *North Middle & Outer Community Area Plan*.

Commissioner McDonald stated the parcel would be ideal for a cottage court.

Commissioner Gaston asked if the rezoning request was seeking a smaller minimum lot size. She noted that the place type would remain Neighborhood 1 and that no site plan was included with the petition. Staff noted that the primary difference between N1-B (current zoning) and N1-C (proposed zoning) is in dimensional standards, such as lot size and lot width. The two N1 districts permit the same uses.

There was no further discussion of this petition.

PLANNER

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