



Zoning Committee

REQUEST

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

LOCATION

Approximately 0.97 acres located west of Statesville Road, north of Cochrane Drive, and south of Misty Creek Drive.
(Council District 2 - Graham)

PETITIONER

Darway Dalmeida

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 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 *West Middle 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 near commercial areas and points of interest.
- 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 *West Middle 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.
- Directly south of the subject site, across Cochrane Drive, is the approved Rezoning Petition 2024-114,

which permits up to 53 multi-family attached units.

- The site meets Place Type 5 criteria using the Creating Complete Communities policy guidance. This policy outlines criteria that a rezoning petition should meet if it is requesting a more intense Neighborhood 1 zoning district to assess impacts to established residential areas that may have defined characteristics.

Motion/Second: Shaw / Caprioli
 Yeas: Welton, Caprioli, McDonald, Millen, Shaw, Stuart
 Nays: None
 Absent: Gaston
 Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Shaw asked whether the purpose of the rezoning was to allow for a smaller lot size. Staff responded that the primary difference between the existing N1-B district and the proposed N1-C district lies in the dimensional standards, such as lot size and lot width, noting that both districts allow the same uses.

There was no further discussion of this petition.

PLANNER

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