



Zoning Committee Recommendation

Rezoning Petition 2025-132

April 7, 2026

REQUEST

Current Zoning: R-8MF(CD) (Multi-family Residential, conditional)

Proposed Zoning: N1-A (Neighborhood 1-A)

LOCATION

Approximately 0.44 acres located west of Providence Road, north of Edgemont Road, and south of Cavendish Court.

(Council District 6 - Owens)

PETITIONER

Hopper Communities, Inc.

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 *South Middle Community Area Plan* based on the information from the staff analysis and the public hearing. The petition may facilitate the following priority goals of the area plan:

- 2: Neighborhood Diversity & Inclusion may be facilitated by removing narrow entitlements on the site as part of a previously approved conditional plan. The proposed rezoning opens the property up to all permitted uses within the N1-A district, which may include diverse residential options.

Therefore, we find this petition to be reasonable and in public interest, based on the information from the staff analysis and the public hearing, and because:

- The surrounding area along Providence Road is characterized by a mix of residential forms, including established single-family neighborhoods, institutional uses, and pockets of transition where lot sizes and development patterns vary. This portion of Providence Road acts as a connective corridor between lower-density established neighborhoods and emerging areas experiencing reinvestment and redevelopment.
- The subject property is larger and more flexible than typical surrounding lots, with a significantly greater lot

width and total lot area compared to most nearby single-family parcels. These characteristics make the site suitable for a wider range of neighborhood-compatible housing types envisioned within the N1-A district.

- The petition supports the area plan's goals by encouraging a less intense residential district along a major corridor, rather than maintaining older, narrowly defined conditional entitlements that limit housing variety and reinvestment opportunities.
- Allowing all N1-A permitted uses provides a more predictable and context-appropriate zoning framework than the existing conditional plan, ensuring that future development remains compatible with surrounding residential character while accommodating evolving housing needs.
- The site's location along Providence Road provides direct access to an established transportation corridor, enabling efficient vehicular connectivity and supporting land uses that fit well within a corridor-oriented development pattern.

Motion/Second: Stuart / Shaw

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

Nays: None

Absent: McDonald

Recused: None

ZONING COMMITTEE DISCUSSION

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

There was no further discussion of this petition.

PLANNER

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