



Zoning Committee

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**REQUEST**

Current Zoning: N1-B (neighborhood 1-B)  
Proposed Zoning: INST(CD) (institutional, conditional)

**LOCATION**

Approximately 5.10 acres located on the west side of Statesville Road, east of Milhaven Lane, and south of Sunset Road.  
(Council District 2 - Graham)

**PETITIONER**

Paulette Canaday

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**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 Neighborhood 1 Place Type for this site.

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:

- Institutional uses are compatible with residential uses and would provide a service to the surrounding community.
- This petition's proposed uses could help provide access to healthcare services to the surrounding community supporting the goal of access to safe, healthy, and active communities.
- The petition proposes streetscape improvements along Statesville Road including a 6-foot sidewalk and 8-foot planting strip.
- The petitioner commits to providing short- and long-term bicycle parking also contributing to the safety and health of the surrounding community.
- The petition plans to include a 24-foot Class C buffer adjacent to the single-family neighborhood to the north of the site.
- 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 Neighborhood 2 Place Type for the site.

Motion/Second: Whilden / Lansdell

Yeas: Lansdell, Neeley, Russell, Sealey, Welton, Whilden, 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*.

There was no further discussion of this petition.

**PLANNER**

Michael Russell (704) 353-0225