



Zoning Committee

REQUEST

Current Zoning: MHP (manufactured home park)
Proposed Zoning: N1-C (neighborhood 1-C)

LOCATION

Approximately 1.88 acres located along the north side of Henderson Circle, west of Old Statesville Road, and south of Ratcliff Lane.
(Council District 2 - Graham)

PETITIONER

Tarun Jetani

**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 *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.

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 proposed petition is consistent and aligned with the recommendation of the *2040 Policy Map* and the surrounding area.
- This petition has the potential to add to the variety of housing in the area.
- The proposed site would be well served by transit with access to CATS stops less than ½ mile from the site.
- The proposed site would also be well served with access to amenities, goods, and services by adjacent Commercial and Community Activity Center sites.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 4: Trail & Transit Oriented Development

Motion/Second: Russell / Neeley
Yeas: Neeley, Russell, Sealey, Welton, Whilden,
Winiker
Nays: None
Absent: Lansdell
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225