



## Zoning Committee Recommendation

Rezoning Petition 2024-072

March 4, 2025

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### REQUEST

Current Zoning: MX-1(INNOV) (Mixed-Use District, Innovative), N1-A (Neighborhood 1-A), and IC-1 (Institutional Campus-1)  
Proposed Zoning: MX-1(INNOV) SPA (Mixed-Use District, Innovative, Site Plan Amendment) and N1-D(CD) (Neighborhood 1-D, Conditional)

### LOCATION

Approximately 19.58 acres located west of Lawrence Orr Road, south of Johnnette Drive, east of W T Harris Boulevard, and north of Barcliff Drive.

(Council District 5 - Molina)

### PETITIONER

The Drakeford Company

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### ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

#### To Approve:

This petition is found to be **both consistent and 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* recommends Neighborhood 1 and Campus Place Types for the site.
- The petition is consistent with the policy map for the portion of the site proposed for N1-D(CD) and within the Neighborhood 1 Place Type.
- The petition is inconsistent with the policy map for the portion of site proposed for N1-D(CD) and within the Campus Place Type.
- The petition is inconsistent with the policy map for the portion of the site proposed for MX-1 (INNOV) SPA and within 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 petition proposes to maintain the key elements of a previously approved plan while allowing for more units on additional acreage.

- A portion of the site lies within a housing gap. The petition proposes a mix of single-family attached and single-family detached dwellings, which will broaden the housing options in this area of the city.
- Upon sale of a city owned property, the petition commits to providing two affordable units in the first phase of the development.
- The proposed moderate density residential would provide an appropriate transition from the multifamily residential and institutional uses to the east of the site and single-family detached residential to the west.
- Planning staff requests that the properties at the end of Johnnette Drive be limited to single-family detached and/or duplex only. Johnnette Drive is as narrow as 17' in places and can only support limited new development.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 2: Neighborhood Diversity & Inclusion
  - 3: Housing Access for All

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 and Campus place types to Neighborhood 1 and Neighborhood 2 place types for the site.

Motion/Second: Sealey / Neeley  
 Yeas: Neeley, Sealey, Winiker, Blumenthal, Shaw,  
 Nays: None  
 Absent: McDonald, Stuart  
 Recused: None

## **ZONING COMMITTEE DISCUSSION**

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

Chairperson Blumenthal asked if common open space was provided on the site. Planning staff replied that open space would be provided on individual lots as opposed to common open space.

## **PLANNER**

Joe Mangum (704) 353-1908