



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2024-138

April 1, 2025

REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: N1-D(CD) (Neighborhood 1-D, Conditional)

LOCATION

Approximately 8.54 acres located on the north side of Shopton Road West, east of Kirkwynd Commons Drive and west of Cory-Bret Lane.
(Council District 3 - Brown)

PETITIONER

Peak Development

**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 **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* recommends Neighborhood 1 Place Type for the 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 petition proposes duplex and/or single-family detached dwellings, building forms that are consistent with Neighborhood 1 Place Type.
- Though not required by ordinance, the petition commits to installing a 10' landscape area planted to Class C landscape yard standards.
- The petition preserves the rear of the site as a 100' green area and 100' undisturbed watershed buffer.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
2: Neighborhood Diversity & Inclusion

Motion/Second: McDonald / Neeley

Yeas: Neeley, Sealey, Winiker, Blumenthal, McDonald, Shaw, Stuart

Nays: None

Absent: None

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

Joe Mangum (704) 353-1908