



Zoning Committee Recommendation

Rezoning Petition 2025-080

November 5, 2025

REQUEST

Current Zoning: R-9MF(CD) (Multi Family Residential, Conditional)
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)

LOCATION

Approximately 5.00 acres located north of East W. T. Harris Boulevard, south of Briardale Drive, and east of East Independence Boulevard.
(Council District 5 - Molina)

PETITIONER

SW Development Partner, LLC

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 **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 Commercial 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:

- The *2040 Policy Map* recommends a Commercial Place Type for the site. Neighborhood 2 Place Types are typically intended to serve as a transition between lower-density residential areas and higher-intensity commercial or mixed-use centers. The proposed zoning would be appropriate in this context, as it provides a gradual transition from the Neighborhood 1 zoning and existing single-family homes along East WT Harris Boulevard to the commercial uses along Independence Boulevard.
- The proposal for 44 multi-family attached residential units will expand housing options in this area supporting broader goals for more housing diversity.
- This proposal remains consistent with the multi-family entitlements previously approved for the site.
- The proposed site is located adjacent to the Independence corridor offering potential access to a wide range of goods, employment opportunities,

healthcare, education, and essential services.

- The site is within ¼ mile of a CATS bus stop with access to routes 17, 74x, and 64x.
- The site is located within proximity to the Campbell Creek Greenway.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Commercial Place Type to the Neighborhood 2 Place Type for the site.

Motion/Second: Caprioli / Gaston

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

Nays: None

Absent: Shaw

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Stuart asked if the proposed zoning is denser than the current zoning. Staff responded that the R-9 PUD district was an old, site specific conditional district from 1989, but that the density was comparable. The proposed petition has a DUA of 8.8.

Chairperson Weldon pointed out that, despite its proximity, there is currently no pedestrian-friendly way to directly access the Campbell Creek Greenway.

There was no further discussion of this petition.

PLANNER

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