



Zoning Committee

**REQUEST**

Current Zoning: N1-D (Neighborhood 1-D) and CG (General Commercial)  
Proposed Zoning: NC (CD) (Neighborhood Center, Conditional)

**LOCATION**

Approximately 0.23 acres located on the west side of Westerly Hills Drive, north of Wilkinson Boulevard and south of Blessing Street.

(Council District 3 - Brown)

**PETITIONER**

Julio Barriga

**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* recommends Neighborhood 1 place type for the 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 proposed Neighborhood Center zoning district and place type would provide an appropriate transition from the Neighborhood 1 place type to the north and west of the site and the Community Activity Center place type to the south and east.
- The development standards accompanying the petition limit uses to office and accessory uses. The proposed office use is an appropriate transitional use between more intense commercial uses to the south and east of the site and established residential uses to the north and west.
- The petition limits building height to 40', which matches the maximum building height of the N1-D zoned parcels to the north and west of the petition site.

- The site is less than ¼ mile from existing bus stops for CATS routes #5 and #35 and approximately ½ mile from the proposed CATS Silver Line station.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map (2022)* from Neighborhood 1 place type to Neighborhood Center place type for the site.

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

**ZONING COMMITTEE DISCUSSION**

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

Chairman Welton asked why the proposed zoning was not Community Activity Center given that the *2040 Policy Map* recommends CAC for properties to the east and south. Staff replied that the NC district would provide a transition from the intense place type of CAC to the less intense N1 place type.

There was no further discussion of this petition.

**PLANNER**

Joe Mangum (704) 353-1908