



Zoning Committee

**REQUEST**

Current Zoning: N1-A (neighborhood 1-A)

Proposed Zoning: N1-D (neighborhood 1-D)

**LOCATION**

Approximately 6.035 acres located on the east side of Susanna Drive, north of Hart Road, and south of Rozzelles Landing Drive. (Council District 2 - Graham)

**PETITIONER**

Savalex Homes, 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 **consistent** 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.

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:

- This petition is appropriate and compatible as the site is within an area designated by the *2040 Policy Map* for the Neighborhood 1 Place Type.
- The petition could help facilitate the goal of providing a variety of housing types within an area where single-family housing is the predominate land use.
- The Neighborhood 1 Place Type calls primarily for single-family detached and attached dwellings. Additionally, this Place Type recommends development of parks, religious institutions and neighborhood schools. The N1-D zoning district could facilitate these plan goals.
- The development pattern prescribed by the Neighborhood 1 Place Type and permitted by the N1-D zoning district is consistent with the character of this area.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion

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

**ZONING COMMITTEE  
DISCUSSION**

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

Commissioner McDonald stated that she had mixed feelings regarding this petition as the site does not have access to transit and is in a very car dependent location. However, she felt the proposed zoning district was consistent with development in the area but wanted to note that any new development would be car dependent.

There was no further discussion of this petition.

**PLANNER**

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