



Zoning Committee Recommendation

Rezoning Petition 2025-077

August 4, 2026

REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, conditional)

LOCATION

Approximately 2.52 acres located south of North Wendover Road, north of Churchill Road, and east of Wendover Hill Court. (Council District 6 - Owens)

PETITIONER

Short Development Group, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

The petition is **consistent** with the goals and policies of the *South Middle Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition may facilitate the following priority goals of the area plan:
 - 1: 10 Minute Neighborhoods may be facilitated by providing housing in an area with access to essential amenities, goods, and services within a comfortable, tree-shaded 10-minute walk, bike, or transit trip by 2040.
 - 2: Neighborhood Diversity & Inclusion may be facilitated by constructing a townhome development, increasing the presence of middle density housing to provide more diverse housing options; and
- The petition is not in alignment with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type but meets Minor Map Amendment Criteria for a change to the Neighborhood 2 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 site is designated as the Neighborhood 1 Place Type by the *2040 Policy Map*. The proposed zoning of N2-A(CD) (Neighborhood 2-A, conditional) is inconsistent with the *Policy Map* recommendation.

- However, the site is in an area containing a mix of single-family, multi-family, commercial and institutional uses.
- The *2040 Comprehensive Plan* calls for the development of multi-family housing along major roadways with access to public transportation, and options for active forms for transportation like walking and bicycling. The site fronts North Wendover Road, which the Charlotte Streets Map identifies as a 4+ Lane Boulevard, an Arterial Street, and a major corridor. The site is within walking distance of several CATS bus stops. The plan provides a 12-foot multi-use path along the site's frontage, improving existing pedestrian facilities.
- The site abuts multifamily stacked apartments to the east along North Wendover Road and is adjacent to multi-family attached townhomes across the road to the north. Additional apartment and townhome developments are located along this stretch of North Wendover Road between Randolph Road and Latrobe Drive.
- The plan commits to developing 4 dwelling units reserved for households earning 80% or less of Area Median Income (AMI) for a period of not less than 15 years.
- The site is within a ½-mile walk of the Wendover Plaza Shopping Center, located across North Wendover Road. While designated Commercial Place Type by the *2040 Policy Map*, the shopping center and nearby nonresidential uses offer convenient access to daily needs including grocery, personal services, restaurants, retail, a police station, a post office, medical offices, and home-improvement stores.

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

Motion/Second: Stuart / Russell
 Yeas: Stuart, Russell, Gaston, Blumenthal, Neeley, and Welton
 Nays: Millen
 Absent: None
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *South Middle Community Area Plan*.

Commissioner Millen asked about the site's ingress and egress points. Staff explained that the center access on North Wendover Road would be limited to right-in/right-out movements, while the eastern access point would allow full movements. She asked whether a traffic signal was proposed at the full-movement

access. Staff responded that no signal was planned and noted the existing signal locations along North Wendover Road, including a recently installed signal at Beal Street, east of the nearest signal at Marvin Road.

Commissioner Millen stated that she appreciates the inclusion of affordable housing units in the plan, but she is concerned about potential environmental impacts such as flooding due to increased impervious area. She also expressed concerns about traffic and speeding on North Wendover Road and possible vehicle collisions related to turning movements.

Commissioner Millen then read an email from a concerned resident into the record. The resident's concerns focused primarily on traffic impacts and loss of trees from development of the property. The resident requested a reduction in the number of units and an increased setback from North Wendover Road.

Commissioner Russell asked about the setback from North Wendover Road and staff's former outstanding issue related to that setback. Staff stated that the required setback is 24 feet and the plan proposes a minimum 28-foot setback from future back of curb. The petitioner is unable to reasonably increase the setback but the 28-foot setback exceeds the minimum required by the UDO.

Commissioner Russell also asked about trip generation and what constitutes one trip. Staff stated that each time a vehicle enters or leaves the site it is counted as a trip, so leaving and then returning counts as two trips.

Chairperson Welton stated that he had discussed the rezoning with the District 6 Council Member and outlined reasons he believes the proposed development is appropriate. These include its location near existing multi-family townhomes and multi-family apartment developments along North Wendover Road and consistency with the *2040 Comprehensive Plan*, which recommends multi-family development on arterial streets with pedestrian facilities. He noted that the rezoning meets the minor map amendment criteria from the *South Middle Community Area Plan* and supports the *Comprehensive Plan's* 10-minute Neighborhood goal as a resident of the proposed development could conveniently walk to a grocery store, coffee shop, restaurant, hardware store, etc.

Chairperson Welton stated that the distance from the large curve west of the site on North Wendover Road to the western site entrance is 700 feet, allowing vehicles adequate time to stop if needed. He stated that North Wendover Road has more than 23,000 daily trips, and the development's anticipated 182 daily trips represent less than 1% of total trips. He also pointed out that this segment of North Wendover Road is not part of CDOT's High Injury Network and stated that he does not believe the development will materially impact traffic.

Chairperson Welton added that the petitioner provided building elevations showing that the setback from the existing single-family homes on Churchhill Road will exceed 230 feet, which is significantly greater than what is required under the current N1-A (Neighborhood 1-A) zoning.

Chairperson Welton concluded that he believes the proposed development is appropriate for the location and stated he supports the rezoning petition.

There was no further discussion of this petition.

MINORITY OPINION

Commissioner Millen stated that she is opposed to the rezoning petition due to the number of units proposed stating that the size of the site was inappropriate for 40 units, for environmental concerns such as topography and stormwater runoff, as well as traffic concerns like ingress and egress safety. She stated that these issues make the location inappropriate for the proposed development.

PLANNER

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