



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-121

March 3, 2026

REQUEST

Current Zoning: NS (Neighborhood Services)
Proposed Zoning: NS (Neighborhood Services, Site Plan Amendment)

LOCATION

Approximately 3.67 acres are located north of Ballantyne Commons Parkway, south of Conlan Circle, and west of Huffines Lane
(Council District 7 - Driggs)

PETITIONER

The Huntington National Bank

**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** with the *South Outer Community Area Plan* based on information from the staff analysis and public hearing. The petition may facilitate the following priority goals of the area plan:

- 1: 10 Minute Neighborhoods may be facilitated by the proposed additional square footage of up to 35,100 square feet that contributes to a concentration of goods and services within a designated activity center.

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 site plan amendment proposes a minor change to increase the maximum allowed square footage from 30,500 square feet to 35,100 square feet. The Neighborhood Services zoning district from the legacy ordinance is intended to support mixed-use development that serves as a focal point for neighborhood retail, services, and residential uses. Emphasis is placed on strong neighborhood connections and access to transit.
- There is a bus station closest to the intersection of Ballantyne Medical Place & Ballantyne Corporate Parkway.
- The site is located within a large business park development which contains a variety of offices, restaurants, and personal service establishments.

Residents adjacent to the site have access to a range of goods and services.

- This site plan amendment does not change the intent of the existing entitlements.

Motion/Second: Caprioli / Millen

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

Nays: None

Absent: Stuart

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

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