



Zoning Committee Recommendation

Rezoning Petition 2026-011

September 1, 2026

REQUEST

Current Zoning: R-12MF(CD) (Multi Family Residential, Conditional)

Proposed Zoning: NC(CD) (Neighborhood Center, Conditional)

LOCATION

Approximately 2.20 acres located south of North Tryon Street, west of Caldwell Road, and north of Lempira Lane.
(Council District 4 - Johnson)

PETITIONER

Tribute Companies, Inc.

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 goals and policies of the *Northeast Middle & Outer Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition may facilitate the following priority goal of the area plan: Goal 1: 10 Minute Neighborhoods may be facilitated by development of a Neighborhood Center site which has the potential to increase access to a concentration of daily goods and services within a ½ mile of residential sites.
- The petition is not in alignment with the *2040 Policy Map* recommendation for the Neighborhood 2 Place Type but meets Minor Map Amendment Criteria for a change to the Neighborhood Center 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 modifying the previously approved petition, RZP-2021-150, that originally showed the site proposing exclusively residential development. The new proposal for a portion of the site changes the layout and uses to a neighborhood serving commercial and retail site that in conjunction with the original development offers the opportunity for a “park once” scenario increasing non-auto access to amenities, goods, and services that may enhance the overall mix

of uses within the area.

- The Neighborhood Center district promotes walkable, compact development and allows for a range of retail and commercial uses that can provide everyday services close to existing housing.
- The petition commits to a 25-foot Class B landscape yard to the adjacent N1-A property.
- The plan commits to developing up to 22,725 square feet of nonresidential space to ensure a mix of uses. It prohibits certain uses that are incompatible with the district's character.

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

Motion/Second: Millen / Blumenthal

Yeas: Welton, Blumenthal, Gaston, Russell, Millen, Neeley

Nays: None

Absent: Stuart

Recused: None

ZONING COMMITTEE DISCUSSION

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

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225