



Zoning Committee Recommendation

Rezoning Petition 2026-017

August 4, 2026

REQUEST

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

LOCATION

Approximately 1.22 acres located north of Ravendale Drive,
west of Shalimar Drive, and east of Ventura Avenue.
(Council District 2 - Graham)

PETITIONER

Kevin Curran

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is **consistent** with the goals and policies of the *West Middle Community Area Plan*.

- The petition is in alignment with the *2040 Policy Map* recommendation for 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:

- The proposed rezoning is consistent with the goals and policies of the recently adopted *West Middle Community Area Plan* (CAP). The plan aligns with Place Type 5 (PT-5).
- The PT-5 criteria establish standards to ensure that new development is compatible with surrounding residential patterns by evaluating factors such as lot size and configuration, street frontage types, and the location of the parcel within the block (e.g., mid-block or corner), with the goal of maintaining cohesive neighborhood character.
- The proposed rezoning aligns with the PT-5 criteria, as the lot widths, lot area, setbacks, and development types match the character of the surrounding neighborhood.
- The site is in alignment with the *2040 Policy Map* designation of Neighborhood 1 Place Type.
- The plan proposes low-intensity, single family detached dwellings along existing public streets.

- The site is not within walking distance of transit or Activity Center Place Types thereby conforming to the low-intensity character of the established residential area. The *2040 Comprehensive Plan* calls for Manufacturing and Logistics Place Type to be to higher capacity transportation facilities such as arterial streets and interstate highways. The site is abutting a 4+ lane avenue and a 2+ lane avenue and is a short drive from a 6+ lane boulevard providing access to Interstates I-85 and I-485.

Motion/Second: Neeley /Millen

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

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

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

There was no further discussion of this petition.

PLANNER

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