



Zoning Committee Recommendation

Rezoning Petition 2026-032

September 1, 2026

REQUEST

Current Zoning: N1-C (Neighborhood 1-C)
Proposed Zoning: N1-D(CD) (Neighborhood 1-D, Conditional)

LOCATION

Approximately 1.39 acres located east of Thriftwood Drive, north of Freedom Drive, and south of Marble Street.
(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** with the goals and policies of the *West Middle Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- 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 site is designated as a Neighborhood 1 Place Type by the *West Middle Community Area Plan* and the *2040 Policy Map*. The request is in alignment with the site's Place Type designation.
- The proposed zoning represents a slight increase in intensity over the existing N1-C entitlements although the conditions of the proposal limit development to single family uses and would create fewer lots than currently exist on the site.
- The primary difference between N1-C (current zoning) and N1-D(CD) (proposed zoning) is in dimensional standards, such as lot size and lot width.
- The site meets Place Type 5 criteria using the Creating Complete Communities policy guidance in the Community Area Plan. 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. Given the lack of established lot pattern in the area and the location of the site, the petition substantively meets PT-5 criteria.

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 *West Middle Community Area Plan*.

There was no further discussion of this petition.

PLANNER

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