

Conditional Zoning: 860 Weaver Dairy Road (CZD-24-8)



**Town Council
September 24, 2025**



I-40

Weaver Dairy Road

Staff Recommendation

- Project is aligned with Complete Community goals and the Comprehensive Plan
- Modification to Regulations serve public purposes to an equal or greater degree
- Recommend that Council approve the project, subject to the conditions of Ordinance A

Project Summary

- Request to rezone from Residential-3 and Mixed-Use Office/Institutional 1 to Mixed-Use Village CZD
- Multifamily, townhomes, and standalone commercial
- 350 – 575 multifamily units
- 100 – 135 townhomes
- 10% of multifamily and 15% of townhomes will be affordable
- Commercial development to proceed over time and will not need additional Council approval

Complete Community Considerations

- ❑ Direct growth to greenways, transit corridors, and infill sites
- ❑ Plan for the future strategically
- ❑ Expand and deliver new greenways for everyday life
- ❑ Be green and provide housing
- ❑ Plan for excellence in the public realm and placemaking

Planning Commission Review

PC chose not to vote on comprehensive plan consistency or a recommendation of approval or denial.

PC comments have been shared with Council.

Procedures

- Open the hearing
- Receive and provide comment
- Continue the hearing to October 22, 2025