

Motion to Approve

(Approving zoning amendment)

“I move to adopt the proposed Consistency Statement dated May 5, 2026, contained in the agenda materials and to approve the zoning amendment with the adoption and effective dates described in the agenda item under Recommended Action. This approval is also deemed an amendment to the Future Land Use Map, to the extent described in the adopted Consistency Statement.”

Comprehensive Plan Consistency Statement

May 5, 2026

Zoning case no. *Z-52-25*

Address: *3470 Blue Ridge Road*

Applicant: *Isabel Mattox, Nichols & Crampton, on behalf of The Forge at Blue Ridge LLC*

After considering the policies, maps, and other materials included as a part of the Comprehensive Plan, the Council determines that the proposed zoning amendment is **CONSISTENT** with the Comprehensive Plan and other adopted plans, **INCONSISTENT** with the Future Land Use Map, and should be **APPROVED**.

This approval is also deemed an amendment to the Future Land Use Map as to the subject property only, from Low Scale Residential to Moderate Scale Residential.

The action taken is reasonable and in the public interest because:

- The request will increase possible residential density and variety on the site. This would add additional units to the City’s overall housing supply and permit housing types that are generally more affordable, which would contribute to overall affordability.

- The request will provide additional housing in an area that is served by existing transit and intended for frequent service in the future.
- Future residents will benefit from living near existing commercial and employment centers, services, and open space along Blue Ridge Road and nearby Lake Boone Trail.

The request has been found to be consistent with the following Comprehensive Plan policies:

- LU 1.3 Conditional Use District Consistency
- LU 2.2 Compact Development
- LU 4.7 Capitalizing on Transit Access
- LU 8.1 Housing Variety
- LU 8.5 Neighborhood-Scale Housing
- LU 8.17 Zoning for Housing Opportunity and Choice
- EP 1.1 Greenhouse Gas Reduction
- H 1.8 Zoning for Housing

The change in conditions taken into account in amending the zoning ordinance to meet the development needs of the community are:

- The request would support the development of additional housing supply in an area served by transit and near existing commercial and employment centers.