



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2022-029

March 5, 2024

REQUEST

Current Zoning: UR-C(CD) (urban residential-commercial, conditional) and ML-2 (manufacturing and logistics-2)

Proposed Zoning: UR-C(CD) SPA (urban residential-commercial, conditional, site plan amendment)

LOCATION

Approximately 1.32 acres located along the west side of Seigle Avenue and east side of Van Every Street, south of Belmont Avenue.

(Council District 1 - Anderson)

PETITIONER

Wade Miller – Skyline Townes 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** and **inconsistent** based on the information from the staff analysis and the public hearing, and because:

- The petition is **consistent** with the *2040 Policy Map* recommendation for the Neighborhood 2 Place Type and **inconsistent** with the recommendation for Parks and Preserves.

However, 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:

- Neighborhood 2 places are higher density housing areas that provide a variety of housing types alongside neighborhood-serving shops and services.
- The petition's proposed amendments do not alter the uses from those approved in petition 2020-105 (residential, retail, and/or office).
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 3: Housing Access for All
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments, and

- 9: Retain Our Identity & Charm

The approval of this petition will revise the recommended place type for a portion of the site as specified by the *2040 Policy Map*, from Parks and Preserves to Neighborhood 2 for the site.

Motion/Second: Whilden / Russell

Yeas: Neeley, Russell, Sealey, Welton, Whilden, Winiker

Nays: None

Absent: Lansdell

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is generally consistent with the *2040 Policy Map* save for a portion recommended for Parks and Preserves, which will be part of the area for proposed tree save. Staff noted the petitioner's email committing to address outstanding issues. There was no discussion of this petition.

PLANNER

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