



Zoning Committee

REQUEST

Current Zoning: N1-C (neighborhood 1-C) and N2-B (neighborhood 2-B)
Proposed Zoning: UR-2(CD) (urban residential, conditional)

LOCATION

Approximately one acre located on the south side of Parkwood Avenue, east of Hawthorne Lane, north of Belvedere Avenue, and west of The Plaza.
(Council District 1 - Anderson)

PETITIONER

Erik Winer

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 **inconsistent** based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Neighborhood 1 Place Type.

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:

- The project supports an infill housing development and contributes to a variety of housing types.
- The petition commits to coordinating with CATS to install an ADA compliant bus waiting pad and trash receptacle.
- The proposal supports a more pedestrian friendly community by improving the pedestrian realm through the provision of an 8-foot planting strip and 8-foot sidewalk along Parkwood Avenue.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended place type as specified by the 2040 Policy Map, from the current

recommended Neighborhood 1 Place Type to new
recommended Neighborhood 2 Place Type for the site.

Motion/Second: Neeley / Whilden
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 inconsistent with the *2040 Policy Map*. Staff indicated receipt of an email from the petitioner committing to resolve outstanding issues. Commissioner Welton inquired about the location of the trash/recycling station, and staff identified the possible area. Commissioner Welton noted the narrow width of the lot and questioned ability to maneuver to pick up trash. Commissioner Whilden noted the petitioner's commitment to addressing community concerns and desired changes. There was no further discussion of the petition.

PLANNER

Claire Lyte-Graham (704) 336-3782