



Zoning Committee

REQUEST

Current Zoning: B-1 (neighborhood business)
Proposed Zoning: MUDD-O (mixed use development, optional)
with 3-year vested rights

LOCATION

Approximately 0.34 acres located at the southwest intersection
of Seigle Avenue and Belmont Avenue, north of Harrill Street.
(Council District 1 - Anderson)

PETITIONER

Anderson Pearson

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

- The 2040 Policy Map recommends Neighborhood Center
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:

- Neighborhood Centers are small, walkable mixed-use
areas, typically embedded within neighborhoods, that
provide convenient access to goods, services, dining,
and residential for nearby residents.
- The petition's proposed uses are compatible with the
surrounding residential and non-residential uses.
- The recommended building height within the
Neighborhood Center place type is no more than five
stories. The petition limits building height to 50 feet.
- The petition could facilitate the following 2040
Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 9: Retain Our Identity & Charm.

Motion/Second: Russell / Gaston
Yeas: Gaston, Gussman, Harvey, Lansdell, Russell,
Welton
Nays: None
Absent: Rhodes
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition, noting changes since the public hearing involving primarily clarification of language. Staff noted that it is consistent with the *2040 Policy Map*.

Commissioner Lansdell noted the revised plan resolved sight triangles, and asked about language pertaining to an eight-foot sidewalk versus six-foot sidewalk. CDOT staff clarified the eight foot width was initially requested as per the Streets Map to provide more comfort level, but stated staff is comfortable with the six-foot sidewalk width. Commissioner Gussman noted that this is a brownfield site being replaced with something that is an amenity for the community.

There was no further discussion of this petition.

PLANNER

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