



Zoning Committee

REQUEST

Current Zoning: N1-C
Proposed Zoning: N1-D

LOCATION

Approximately 0.37 acres located on the east side of Parson Street, west of Union Street, and north of Parkwood Avenue. (Council District 1 - Anderson)

PETITIONER

Pearl Properties LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Neighborhood 1 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:

- The Neighborhood 1 Place Type recommends neighborhoods with a variety of housing types, where single-family housing is still the predominant use.
- The N1-A through N1-E zoning Districts allow for the development of single-family, duplex, and triplex dwellings on all lots.
- The proposal remains compatible with the character of the area, which is comprised of the Neighborhood 1 Place Type.
- The proposal is reasonable given the site is near existing residential uses and neighborhood amenities.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion
 - 9: Retain Our Identity & Charm

Motion/Second: Sealey / Whilden
Yeas: Lansdell, Neeley, Russell, Sealey, Welton,
Whilden, Winiker
Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the conventional rezoning request and noted that it is consistent with the *2040 Policy Map*.

Commissioner Welton expressed appreciation for learning the difference between the N1-C and N1-D zoning districts and inquired why the need for zoning change. Staff responded the rezoning request was more than likely due to differentiation between lot size and width. There was no further discussion of this petition.

PLANNER

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