



Zoning Committee

**REQUEST**

Current Zoning: NC (neighborhood center)  
Proposed Zoning: UE (urban edge)

**LOCATION**

Approximately 1.29 acres locate along the north side of South McDowell Street and the southwest side of Baxter Street, east of East Morehead Street.  
(Council District 1 - Anderson)

**PETITIONER**

D-P Partners

**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** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Regional Activity 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:

- Regional Activity Centers are typically large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential uses.
- This petition falls within an area of transition between the high-intensity environment of the Uptown core and adjacent smaller-scale mixed-use areas and urban neighborhoods.
- This petition will include walkable, pedestrian-orientated mixed-use development that focuses on compatibility with adjacent development.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities
  - 8: Diverse & Resilient Economic Opportunity

- 9: Retain Our Identity & Charm

Motion/Second: Russell / 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 petition and noted that it is consistent with the *2040 Policy Map*. Commissioner Winiker inquired what triggers the bonus provision if petitioner elects to use it. Staff responded the bonus provision is effective once the building height is above 150 feet. There was no further discussion of this petition.

**PLANNER**

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