



Zoning Committee Recommendation

Rezoning Petition 2025-068

October 7, 2025

REQUEST

Current Zoning: UR-2(CD) (Urban Residential, Conditional)
Proposed Zoning: N1-C (Neighborhood 1-C)

LOCATION

Approximately 1.70 acres located on the southeast corner of North McDowell Street and East 17th Street, west of Seigle Avenue, and south of East 18th Street.

(Council District 1 - Anderson)

PETITIONER

PK819 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** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends the Neighborhood 1 Place Type for the site.

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:

- Located in the Belmont neighborhood, this site is in an area that is directly surrounded by longstanding single family development that has close proximity to the LYNX Blue Line transit, a mix of retail, adaptive reuse projects, and multi-family development.
- The site currently has UR-2(CD) entitlements via petition 2018-011 for five attached dwelling units. The site was never built out to the plan approved in the 2018 petition and the current proposal for N1-C would bring the zoning into alignment with the site's surroundings.
- The N1-C zoning district allows for single family detached uses as well as duplexes, triplexes, and a limited number of other uses that would be compatible

with the established and entitled development in the area.

- The subject property has convenient access to the Little Sugar Creek Greenway, CATS bus route 23, the Parkwood Station along the LYNX Blue Line, as well as a variety of goods and services within the Community Activity Center that follows North Davidson Street.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods

Motion/Second: Shaw / McDonald

Yeas: Welton, McDonald, Millen, Stuart, Caprioli,
Shaw, Gaston

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

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

There was no further discussion of this petition.

PLANNER

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