



Zoning Committee

REQUEST

Current Zoning: N1-C (Neighborhood 1-C)
Proposed Zoning: N1-D (Neighborhood 1-D)

LOCATION

Approximately 0.33 acres located on the east side of Parson Street, north of Parkwood Avenue, and south of Grace Street. (Council District 1 - Anderson)

PETITIONER

Bow & Arrow 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** from staff analysis 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:

- This petition is appropriate and compatible as the site is within an area designated by the *2040 Policy Map* for the Neighborhood 1 Place Type.
- The petition is situated among lots with typical lot dimensions that are approximately 50' in width for most of the adjacent properties and lot areas that mostly range between 7,000 and 8,000 square feet. This site has a lot width of 85' and a lot area just under 15,000 square feet, significantly larger dimensions than the neighboring properties.
- The N1-C and N1-D zoning districts allow the same single family residential uses. The primary differences between the two Neighborhood 1 districts are limited to dimensional standards such as lot width. The minimum lot width in the N1-D district is 40' as opposed to 50' in the N1-C district. This petition would allow for slightly more flexibility in the dimensional standards for the site but will maintain the same single-family intent and allowed uses that currently exist under the N1-C zoning.

Motion/Second: Shaw / Millen
Yeas: Shaw, Millen, Welton, Caprioli, McDonald,
Stuart, and Welton
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

Maxx Oliver (704) 336-3571