



Zoning Committee

---

---

**REQUEST**

Current Zoning: UR-2(CD) (urban residential, conditional)  
Proposed Zoning: N1-D (neighborhood 1 – D) and N1-E  
(neighborhood 1 – E)

**LOCATION**

Approximately 0.56 acres located at the northeast intersection  
of North Davidson Street and East 17th Street, south of  
Parkwood Avenue.  
(Council District 1 - Anderson)

**PETITIONER**

517 East 17th, LLC

---

---

**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 **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)* calls for Neighborhood 1.

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 rezoning area is located in a part of the Optimist Park neighborhood that is primarily zoned N1-D and developed with single family homes in an area just south of the existing LYNX Blue Line with close proximity to denser activity centers east and west of the subject site.
- The existing conditional plans that were approved in 2019 and 2020 as petitions 2018-012 and 2019-126 proposed denser building forms than currently exist within the block. Bringing the site back under a zoning district that matches the rest of the block would allow for more compatible land uses but also maintain flexibility in building forms as a result of the N1-D and N1-E districts allowing for duplexes and triplexes.

- The proposed zoning districts are consistent with the recommended Neighborhood 1 Place Type. The existing UR-2(CD) plan entitles building forms and a site design that are inconsistent with the Neighborhood 1 Place Type.
- The N1-D and N1-E zoning districts allow for the same single family uses but differ slightly on standards such as minimum lot size and width. As a result, the N1-E district is being sought for two parcels in the rezoning area that would not be able to develop under the N1-D district because of the dimensional constraints of the lots.

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

**ZONING COMMITTEE DISCUSSION**

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

Chairperson Welton asked about the dimensional standards of N1-D and N1-E and staff responded by noting how the standards differ slightly.

Chairperson Welton and Commissioner Whilden commented that the petition is an odd work-around to the zoning. Staff responded that this petition is an effort to bring the site back into alignment with the neighborhood since the original petitioners of the previous rezonings are no longer involved and the current owner just wishes to develop single family building forms.

There was no further discussion of this petition.

**PLANNER**

Holly Cramer (704) 353-1902