



## Zoning Committee Recommendation

Rezoning Petition 2025-046

September 3, 2025

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**REQUEST**

Current Zoning: CG (General Commercial)  
Proposed Zoning: N1-C (Neighborhood 1-C)

**LOCATION**

Approximately 0.17 acres located west of Tappan Place, north of Herrin Avenue, and east of The Plaza.

(Council District 1 - Anderson)

**PETITIONER**

Northway Homes LLC

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**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 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 site lies between The Plaza's commercial corridor and an established single-family neighborhood, serving as a transition between more intensive retail areas and residential uses. City policy reflects this context by identifying The Plaza as a Neighborhood Activity Center and the surrounding area (including this parcel) as the Neighborhood 1 Place Type, indicating that a Neighborhood 1-C zoning is appropriate and in character with adjacent homes.
- The current General Commercial (CG) zoning permits commercial uses that could be out of character on this residential block. Rezoning to N1-C eliminates possible incompatible CG uses, ensuring any future development is limited to residential uses compatible with the existing single-family context.

- The proposal would allow residential development on a vacant 0.17-acre infill site, introducing new housing that will complement the surrounding single-family dwellings
- The site is within walking distance of the shops, services, and transit along The Plaza corridor. Redevelopment under N1-C would place future residents close to daily amenities and bus transit options, supporting the 10-Minute Neighborhood concept of the Comprehensive Plan by promoting walkable access to goods and services.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods

Motion/Second: McDonald / Shaw

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

Nays: None

Absent: Gaston

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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