



Zoning Committee

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**REQUEST**

Current Zoning: B-1 (neighborhood business)  
Proposed Zoning: MUDD-O (mixed use development, optional)  
with 3-year vested rights

**LOCATION**

Approximately 0.34 acres located at the southwest intersection  
of Seigle Avenue and Belmont Avenue, north of Harrill Street.  
(Council District 1 - Anderson)

**PETITIONER**

Anderson Pearson

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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 **consistency** based on the  
information from the staff analysis and the public hearing, and  
because:

- The 2040 Policy Map recommends Neighborhood 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:

- Neighborhood Centers are small, walkable mixed-use  
areas, typically embedded within neighborhoods, that  
provide convenient access to goods, services, dining,  
and residential for nearby residents.
- The petition's proposed uses are compatible with the  
surrounding residential and non-residential uses.
- The recommended building height within the  
Neighborhood Center place type is no more than five  
stories. The petition limits building height to 50 feet.
- The petition could facilitate the following 2040  
Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 9: Retain Our Identity & Charm.

Motion/Second: Russell / Gaston  
Yeas: Gaston, Gussman, Harvey, Lansdell, Russell,  
Welton  
Nays: None  
Absent: Rhodes  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition, noting changes since the public hearing involving primarily clarification of language. Staff noted that it is consistent with the *2040 Policy Map*.

Commissioner Lansdell noted the revised plan resolved sight triangles, and asked about language pertaining to an eight-foot sidewalk versus six-foot sidewalk. CDOT staff clarified the eight foot width was initially requested as per the Streets Map to provide more comfort level, but stated staff is comfortable with the six-foot sidewalk width. Commissioner Gussman noted that this is a brownfield site being replaced with something that is an amenity for the community.

There was no further discussion of this petition.

**PLANNER**

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