

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH CITY SECTOR PLAN AMENDMENT



File Number: 7-G-24-SP Related File Number:
Application Filed: 5/28/2024 Date of Revision:
Applicant: ANDREW THOMAS

PROPERTY INFORMATION

General Location: Southwest side of the intersection of Inskip Rd and W Parkway Ave
Other Parcel Info.:
Tax ID Number: 69 A D 01101 Jurisdiction: City
Size of Tract: 11080 square feet
Accessibility: The corner lot has access via Inskip Road, a major collector with a pavement width of 25 ft within a 45-ft right-of-way, and via W Parkway Avenue, a local road with a pavement width of 19 ft within a 52-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Multifamily Residential
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: North City Plan Designation: LDR (Low Density Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The Inskip neighborhood is comprised of a wide range of housing forms, from single family detached houses to townhomes and multifamily developments. Sterchi Elementary School is located approximately 0.5 miles northwest of the subject property.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 1210 WEST PARKWAY AVE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood)
Former Zoning:
Requested Zoning: RN-4 (General Residential Neighborhood)
Previous Requests:
Extension of Zone: No, this is not an extension.
History of Zoning: In 2013, the property was part of a governmental rezoning for a larger area from R-2 (General Residential) to the R-1A (Low Density Residential) district (8-C-13-RZ).

PLAN INFORMATION (where applicable)

area.

2. Although the property is adjacent to a major collector street (Inskip Road), the property is accessed by a local street (West Parkview Avenue). Adjacent streets do not have any sidewalks. The nearby transit route along Cedar Lane was discontinued in 2024, as recommended in the KAT Reimagined network plan. Overall, the property does not meet the location criteria of the MDR classification.

Action: Denied

Meeting Date: 1/8/2026

Details of Action:

Summary of Action: Deny the MDR (Medium Density Residential) land use classification because this does not meet the intent of the sector plan and Inskip Small Area Plan.

Date of Approval:

Date of Denial: 1/8/2026

Postponements: 7/11/2024,
10/2/2025

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: