



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2024-134

March 4, 2025

REQUEST

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

LOCATION

Approximately 0.47 acres located along the east side of Castleton Road, north of North Sharon Amity Road, and west of Craig Avenue.

(Council District 5 - Molina)

PETITIONER

ST. CHARLES AVENUE LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) 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 portion of this Cotswold neighborhood has long been established with single family homes. Goods and services can be accessed by residents along the intersection of Monroe and Sharon Amity to the east and the intersection of Sharon Amity and Randolph to the West of the site with several transit stops found along North Sharon Amity Road, Monroe Road, and Randolph Road
- The proposed zoning represents a slight increase in intensity over the existing N1-A entitlements, creating a gradual transition between the lower-intensity N1-A and the higher-intensity multi-family zoning districts (R-12MF(CD) & UR-2(CD)) to the south and west of the site. This ensures a development pattern that prevents sharp zoning contrasts while maintaining the overall character of the neighborhood.
- The site of this proposed rezoning has N1-C

- entitlements very close to the site.
- The primary difference between N1-A (current zoning) and N1-C (proposed zoning) is in dimensional standards, such as lot size and lot width.
 - The site is located near two Activity Centers along the intersection of Monroe and Sharon Amity to the east (about 1 mile) and the intersection of Sharon Amity and Randolph to the West of the site (about 1 mile) and near transit stops on North Sharon Amity Road, Monroe Road, and Randolph Road. Therefore, future residents will have convenient access to shopping, dining, and essential services without relying heavily on cars.
 - The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods

Motion/Second: Winiker / Neeley

Yeas: Neeley, Sealey, Winiker, Blumenthal, Shaw

Nays: None

Absent: McDonald, Stuart

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Sealey commented that the rezoning was being sought because under the current zoning they could not build a duplex or triplex. Staff responded that duplex and triplex uses are actually allowed under the existing and proposed zoning districts. Additionally, it was discussed that under N1-A, the petitioner does not have enough room to subdivide the property into two lots.

There was no further discussion of this petition.

PLANNER

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