



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2024-136

March 4, 2025

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**REQUEST**

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

**LOCATION**

Approximately 0.51 acres located on the west side of Craig Avenue, east of Castleton Road, and north of North Sharon Amity Road.

**PETITIONER**

(Council District 5 - Molina)  
Keen Building Company

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**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** from staff analysis 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 / Sealey

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*.

There was no further discussion of this petition.

#### **PLANNER**

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