



Zoning Committee Recommendation

Rezoning Petition 2025-048

September 3, 2025

REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)

LOCATION

Approximately 7.96 acres located south of Sunset Road, west of Gutter Branch Drive, and east of Oakdale Road (Council District 2 - Graham)

PETITIONER

Castlebridge Residential Development

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 **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* calls for the Neighborhood 1 Place Type.

However, 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 is situated along Sunset Road in a suburban area transitioning with new development, often multi-family in nature.
- Though inconsistent with the *2040 Policy Map*, the requested N2-A (Neighborhood 2-A, Conditional) zoning is consistent and compatible with nearby approved rezonings (including adjacent MX-2 and N2-A), ensuring the development complements with surrounding land uses.
- When assessing a place type change from Neighborhood 1 to Neighborhood 2, this site meets much of the preferred criteria indicating policy support for a potential Neighborhood 2 designation. The criteria met by this petition includes minimum acreage, location along an arterial road, adjacency to preferred place types

including Neighborhood 1 and Neighborhood 2, located just east of an activity center, and also located within an Access to Housing Gap as identified by the Equitable Growth Framework.

- The petition makes productive use of an infill site, providing new housing within an established area.
- Residents will have convenient access to Sunset Road and Oakdale Road, arterial streets that connect to local services and amenities.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

Motion/Second: Shaw / Caprioli
 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 inconsistent with the *2040 Policy Map*.

Commissioner McDonald asked staff about planned Sunset Road improvements and whether there would be a new traffic signal. CDOT provided an update on what improvements may be occurring to the Sunset Road corridor, though this site did not trigger a need for a new signal.

There was no further discussion of this petition.

PLANNER

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