



Zoning Committee

**REQUEST**

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

**LOCATION**

Approximately 0.461 acres located along the northeast side of Castleton Road, southwest of Craig Avenue, and northwest of North Sharon Amity Road.  
(Council District 5 - Molina)

**PETITIONER**

Caldwell Development, LLC

**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 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* 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:

- The proposed N1-C zone allows for the development of residential dwellings on lots of 6,000 square feet or greater and allows for modestly reduced setbacks and lot width when compared to the site's current N1-A zoning designation. This will allow the site to be developed in a manner that is compatible with the existing N1-A zoning in the area while supporting the City's housing goals.
- Both the current N1-A zoning district and the proposed N1-C district permit single-family, duplex, and triplex units, subject to certain prescribed conditions found in the UDO.
- The requested zoning district is consistent with the zoning of the abutting lot that was recently rezoned from N1-A to N1-C via petition 2023-086.
- Single-family detached homes on lots are the primary use in this Place Type. Accessory Dwelling Units are also

found. Duplexes, triplexes, quadraplexes, and civic uses, such as parks, religious institutions, and neighborhood scaled schools, may also be found in this place type.

- A very well-connected local street network provides safe and direct access throughout the neighborhood and to and through the neighborhoods and adjacent Place Types. This street network helps disperse vehicular traffic and allows residents to walk or bike to transit and nearby destinations. Arterial streets also support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit or nearby destinations.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion

Motion/Second: Welton/ Winiker  
 Yeas: McDonald, Neeley, Russell, Shaw, Stuart, Welton, Winiker  
 Nays: None  
 Absent: Blumenthal, Sealey  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

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

Commissioner Welton stated he was pleased that in reviewing the community meeting report the residents were supportive of the request for a district that allows gentle density. Commissioner Shaw asked if the purpose is to allow an ADU and staff clarified that the conventional request will allow a zoning district with reduced yard requirements.

There was no further discussion of this request.

**PLANNER**

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