



Zoning Committee Recommendation

Rezoning Petition 2025-078

February 3, 2026

REQUEST

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

LOCATION

Approximately 0.46 acres located east of Castleton Road, west of Craig Avenue, and north of North Sharon Amity Road.
(Council District 5 - Mazuera Arias)

PETITIONER

Image Custom Homes LLC

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 **consistent** with the *2040 Policy Map* (2022) 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 petition is appropriate and compatible as the site is within an area designated by the *2040 Policy Map* for the Neighborhood 1 Place Type.
- The petition is situated among lots with typical lot dimensions that span from 50' to 100' in width for most adjacent properties and lot areas that mostly range between 10,000 and 20,000 square feet. This site has a lot width of 105' and a lot area exceeding 15,000 square feet. The subject site is adjacent to several lots that have been rezoned to the N1-C district, aligning with entitlement shifts in this residential block.
- The N1-A and N1-C zoning districts allow the same single family residential uses. The primary differences between the two Neighborhood 1 districts are limited to dimensional standards such as lot width. This petition would allow for slightly more flexibility in the dimensional standards for the site but will maintain the same single-family intent and allowed uses that currently exist under the N1-A zoning.

- The petition could facilitate the following *2040 Comprehensive Plan* goals:
 - 1: 10-Minute Neighborhoods

Motion/Second: McDonald / Millen

Yeas: Welton, Caprioli, Gaston, McDonald, Millen, Stuart

Nays: None

Absent: Shaw

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner McDonald expressed support for the petition, noting that it represents a positive example of how neighborhoods can change to allow zoning flexibility to meet the area's housing needs.

There was no further discussion of this petition.

PLANNER

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