



## Zoning Committee Recommendation

Rezoning Petition 2022-093

March 7, 2023

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### REQUEST

Current Zoning: R-4 (single family residential)  
Proposed Zoning: UR-1(CD) (urban residential, conditional)

### LOCATION

Approximately 1.56 acres located on the north side of Gondola Avenue, east of West Sugar Creek Road, and north of Cinderella Road.  
(Council District 1 - Anderson)

### PETITIONER

ZCM B1, LLC

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

- The map recommends 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 site is currently undeveloped located between commercial and multifamily uses to the west and south and single family detached residential to the east and north.
- The proposed development provides a transition between the higher intensity uses and the single family neighborhood.
- Limits the maximum number of units per building to two.
- Provides architectural standards related to exterior building materials, blank walls, garages and usable porches and stoops.
- Extends Gondola Av. to the western boundary of the site with an 8 ft planting strip and 6 ft sidewalk along the frontage.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion

- 5: Safe & Equitable Mobility
- 6: Healthy, Safe & Active Communities.

Motion/Second: Lansdell / Harvey

Yeas: Gussman, Harvey, Lansdell, Rhodes, Welton

Nays: None

Absent: Gaston, Russell

Recused: None

## **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition, the changes since the public hearing and noted that it is consistent with the *2040 Policy Map*.

Commissioner Welton asked for clarification on the proposed turnaround. Staff explained that it is temporary turnaround until Gondola Avenue is extended and until the extension occurs there would not be a unit constructed on that lot.

Commissioner Welton then asked CDOT staff if there were any plans to extend the Gondola to West Sugar Creek Rd. CDOT explained that they initially asked for the street to be extended all the way through by the petitioner and noted there not City plans to extend the street at this time. The extension of Gondola that is being provided will be constructed to City public street standards.

Staff noted the petitioner wasn't able to secure the ability to construct a street connection through the neighbor's property; however, they do note that they will attempt to work with the neighbor to provide a pedestrian connection.

Commissioner Lansdell asked about the contribution for the proposed signal at Cinderella and W. Sugar Creek. CDOT staff said there were concerns from the neighborhood that it was difficult to make lefts out of the neighborhood at peak times and that is where the idea for a signal originated. There is currently a pedestrian hybrid beacon design for the intersection south of Cinderella. The funds from the petitioner could either be put towards the pedestrian crossing project or towards the signal when the volumes warrant it.

There was no further discussion of this petition.

## **PLANNER**

John Kinley (704) 336-8311