CITY PLANNING DEPARTMENT

Memorandum

To: City Plan Commission
From: Jamie Ray | Planner Technician
Date: November 10, 2026
RE: 57 & 0 Rockwood Avenue – Assessor's Plat 12, Lots 1536 & 1539
Application for Dimensional Relief
This memo pertains to two jointly submitted applications for lots currently merged under zoning

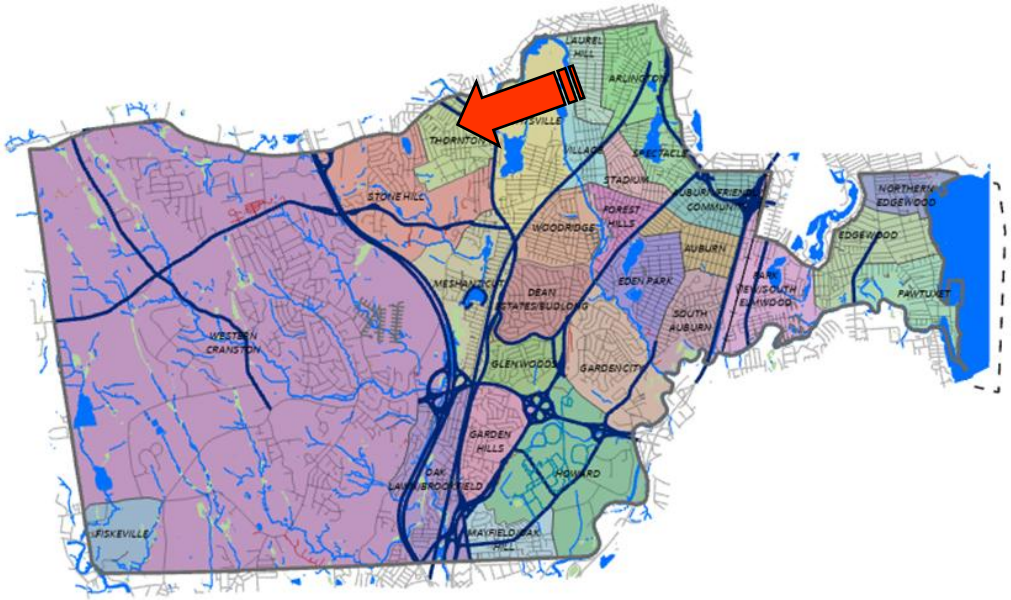
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Owner/Applicant: Vincent and Christine Caprarelli
Location: 57 & 0 Rockwood Avenue
Neighborhood: Thornton
Zoning: A-8 – (Single-family Residential)
FLUM Designation: Single Family Residential 7.26 To 3.64 Unit Per Acre

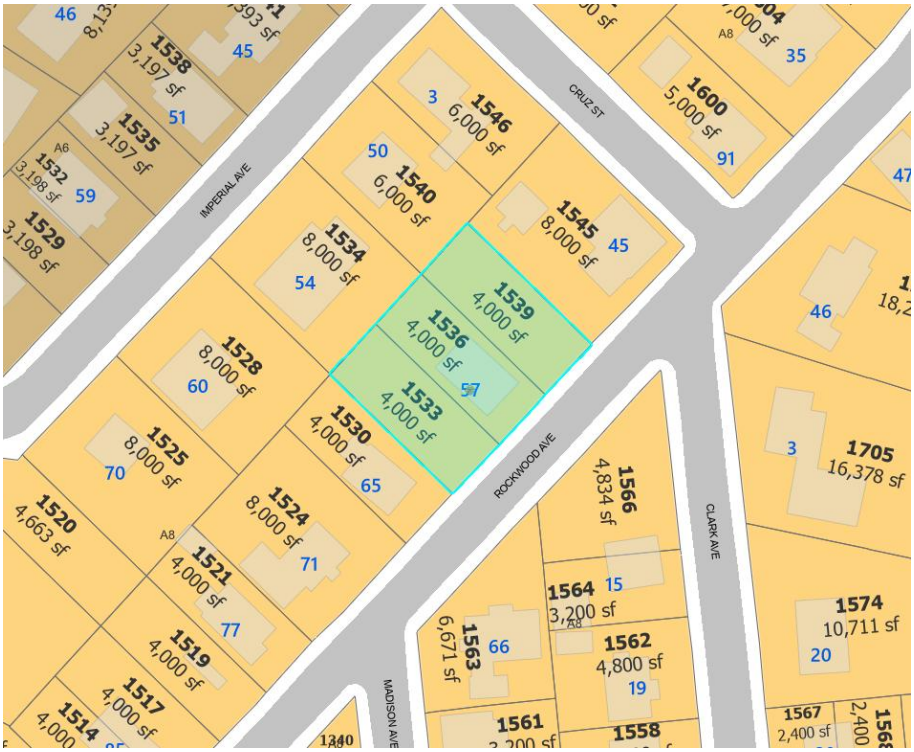
Subject Property:
The subject properties are located at 57 & 0 Rockwood Avenue, identified as Plat 12, Lots 1536 & 1539 and each lot has a land area of 0.0918 ± acres, (4,000 sf)

Request:
The applicant have applied to the Board for permission have applied to the Board for permission to leave an existing two-family dwelling on a lot with reduced side setbacks previously merged by zoning and construct a new single-family dwelling on an undersized lot previously merged by zoning. Applicant seeks relief by Section 17.92.010 Variance; Section 17.20.120 Schedule of Intensity Regulations.

LOCATION MAP



ZONING MAP



FUTURE LAND USE MAP



AERIAL VIEW

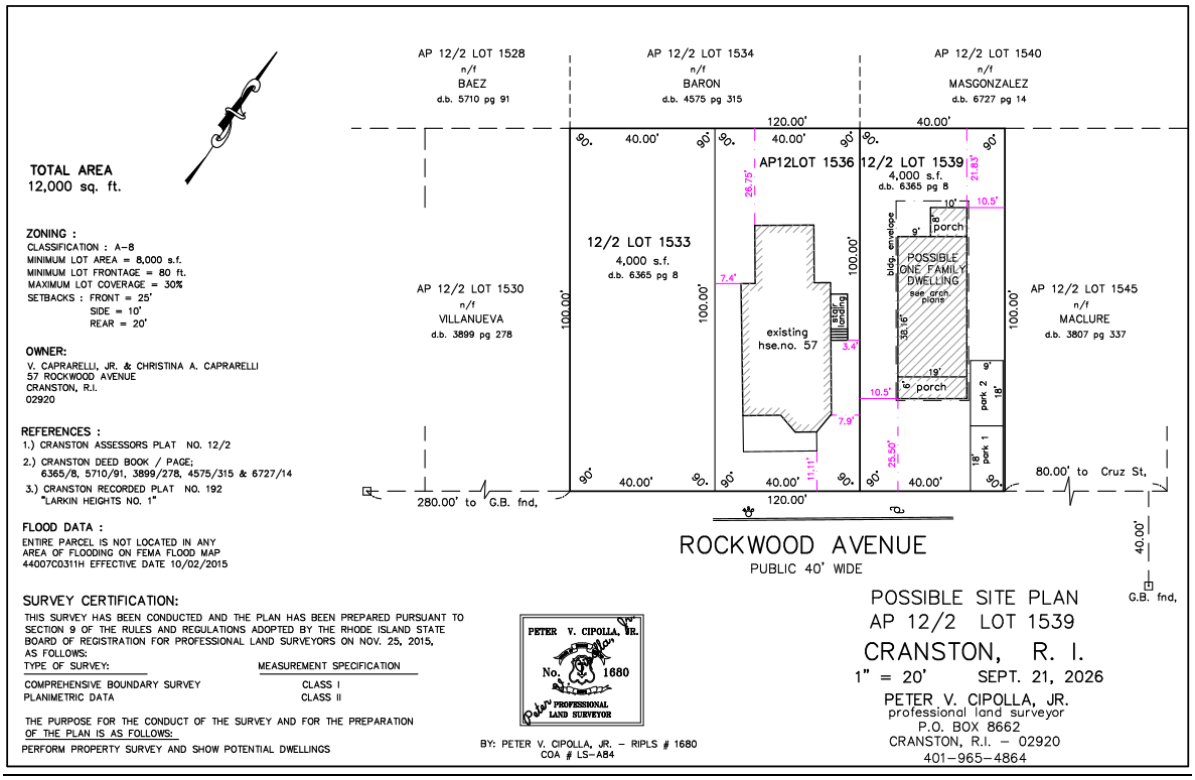


STREET VIEW



(GOOGLE IMAGERY MAY 2025)

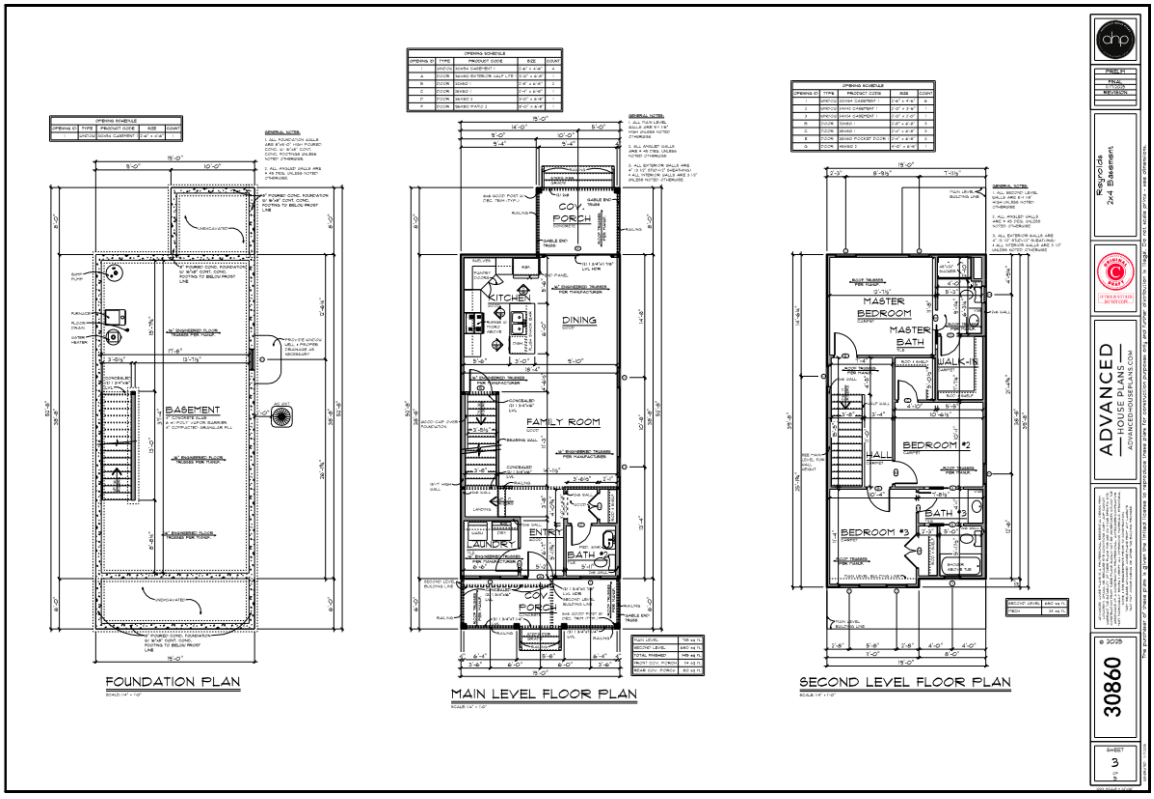
SITE PLAN



PROPOSED BUILDING RENDERING



FLOOR PLAN



BUILDING ELEVATIONS



Findings of Fact:

The Applicant has requested specific relief in their application, namely:

- 17.20.120 – Schedule of Intensity Regulations

Relief Sought:

Existing Two-Family 57 Rockwood Avenue:

A-8 Zone	Required	Proposed	Relief Sought
Minimum Front Setback	25 feet (existing condition)	11.11	13.89 feet
Minimum Side Setback	10 feet	7.9 feet	2.1 feet

Proposed Single-Family Dwelling at 0 Rockwood Avenue:

A-8 Zone	Required	Proposed	Relief Sought
Minimum Lot Size	8,000 sf	4,000 sf	4,000 sf
Minimum Lot Frontage	80 feet	40 feet	40 feet

Density and Lot Size Data:

Number of residential lots within 200':	24 Lots**
Number of residential lots smaller than proposed in the application:	0 Lots**
Number of residential lots equal to proposed in the application:	3 Lots** (4,000 SF)
Number of residential lots larger than proposed in the application:	21 Lots**

*** NOT Including Subject Lots*

Existing subject parcels density:	7.26 U/a
Proposed subject parcels density:	10.89 U/a
200' Radius density:	6.71 U/a
Neighborhood Zone density:	7.2 U/a

Staff Analysis:

Consistency with the Surrounding Area

Staff has reviewed this Application in consideration of the compatibility with the general character of the surrounding neighborhood, and the request does not impose undue nuisances and is not out of character beyond any uses on this site or within the surrounding area. The subject property and the surrounding area are primarily residential in nature and the request does not propose or encourage incompatible uses that would be disruptive to the surrounding area.

- This application would be a by-right unmerger if the existing house was a few feet further away from the lot line.
- Thornton was originally platted and developed with 4,000 sf lots. However, the later adoption of the A-8 zoning designation has led to decreased density as new development was forced to merge lots to meet lot size requirements.
    - Many older Thornton houses are single-family and two-family dwellings on 4,000 sf lots.
    - The proposed single-family dwelling matches the scale and character of the small lots in this neighborhood. No setback relief will be needed for the proposed home.

Consistency with the Comprehensive Plan and FLUM

- The Future Land Use Map (FLUM) designates the subject property as "*Single Family Residential 7.26 To 3.64 Unit Per Acre*."
    - Per the Comprehensive Plan, the A-8 zoning district is an appropriate zoning classification for single-family residential land designation and development.

- The proposed single-family home is consistent with the FLUM designation. The existing two-family use predates the current zoning district designation and would remain on 8,000sf which would be consistent with the current zoning requirements for two-family uses.
- Staff finds that the proposed project lot density (10.89 units/acre) is above the Future Land Use Map density designation of *Single Family Residential 7.26 To 3.64 Unit Per Acre.*
  - *The proposed addition of one single-family home would negligibly increase density in the area.*
- Staff finds that the Application is partially consistent with the Future Land Use Map designation.

- Staff finds that the following goals, policies, and action items outlined in the Comprehensive Plan pertaining to residential development support the approval of this Application:
  - Goal H-2: Permit a variety of residential development types to achieve multiple community objectives.
  - Policy H-3: Enact flexible development standards that attain desired community objectives, but also provide a wide range of building types, uses, subdivisions, and site plans.
  - Policy H-6: Maintain a varied housing stock, with units of different age, size, and type that are affordable to a wide range of incomes.

Summary
Staff conclude that the proposal is compatible with the general character of the neighborhood, does not provide disruption or nuisance, and supports the goals and policies of the Comprehensive Plan which promote approval of a wide variety of housing types and flexibility in our development standards. Specifically, the Comprehensive Plan seeks to enable incremental development and enable the expansion of housing options in the City to meet demand, without disrupting the fabric of existing neighborhoods.

Recommendations:
ZBR-26-40 (57 Rockwood Avenue):
In accordance with RIGL § 45-24-41(b) and Section 17.92.010(A) of the Zoning Ordinance, Staff finds this Application consistent with the goals and purposes of the Comprehensive Plan and is compatible with the general character of the surrounding neighborhood. Staff therefore recommend that the City Plan Commission adopt the Findings of Fact documented above and forward a **POSITIVE RECOMMENDATION** on the Application to the Zoning Board of Review.

ZBR-26-49 (0 Rockwood Avenue):
In accordance with RIGL § 45-24-41(b) and Section 17.92.010(A) of the Zoning Ordinance, Staff finds this Application consistent with the goals and purposes of the Comprehensive Plan and is compatible with the general character of the surrounding neighborhood. Staff therefore recommend that the City Plan Commission adopt the Findings of Fact documented above and forward a **POSITIVE RECOMMENDATION** on the Application to the Zoning Board of Review.

Respectfully Submitted,

James S. Ray

Jamie Ray
Administrative Officer | Planner Technician