



## Zoning Committee Recommendation

Rezoning Petition 2022-007

August 30, 2022

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### REQUEST

Current Zoning: R-3 (single family residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

### LOCATION

Approximately 0.34 acres located on the west side of Castleton Road, north of North Sharon Amity Road, and east of Craig Avenue.  
(Council District 5 - Newton)

### PETITIONER

St. Charles Avenue, LLC

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### 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* based on the information from the staff analysis and the public hearing, and because:

- The map recommends Neighborhood 1 (N1).

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 petition allows the subdivision of the existing single family parcel into two lots each for a single family home.
- The site is located in an area developed with single family homes.
- The petition supports Goals 1, 2, 5, 6 and 7 of the Charlotte Future 2040 Comprehensive Plan.
- The site plan limits the maximum building height to 40 feet, same as allowed in the surrounding residential zoning.
- The plan provides a 20 ft setback from the future back of curb (6 ft more than the minimum required by the district).
- The plan provides architectural design standards the ensure a compatible residential design that includes porches or stoops and recessed garages.

Motion/Second: Welton / Gaston

Yeas: Gaston, Gussman, Harvey, Russell, Samuel, Welton

Nays: None  
Absent: Rhodes  
Recused: None

#### **ZONING COMMITTEE DISCUSSION**

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

Commissioner Gussman asked why they are requesting UR district as opposed to R-4 or R-5. John Kinley with Planning responded that traditional residential districts have larger yards and setback and with the parcels length being parallel to the street there is not enough depth to accommodate those front and rear setbacks and still be able to subdivide. The UR-2 district provides more flexibility staff's main objective with this petition was the provision of a front setback larger than the 14ft UR typically. Staff requested a 20 ft setback compared to R-3 zoning which requires a 30 ft setback. Commissioner Gussman noted that the new UDO may provide these sorts of opportunities without having to go through a rezoning.

Commissioner Welton asked about the front and rear setback. Mr. Kinley responded that the front setback would be 20 ft and the rear would be 10 ft whereas in R-3 the rear yard is 40 ft.

There was no further discussion of this petition.

#### **PLANNER**

John Kinley (704) 336-8311