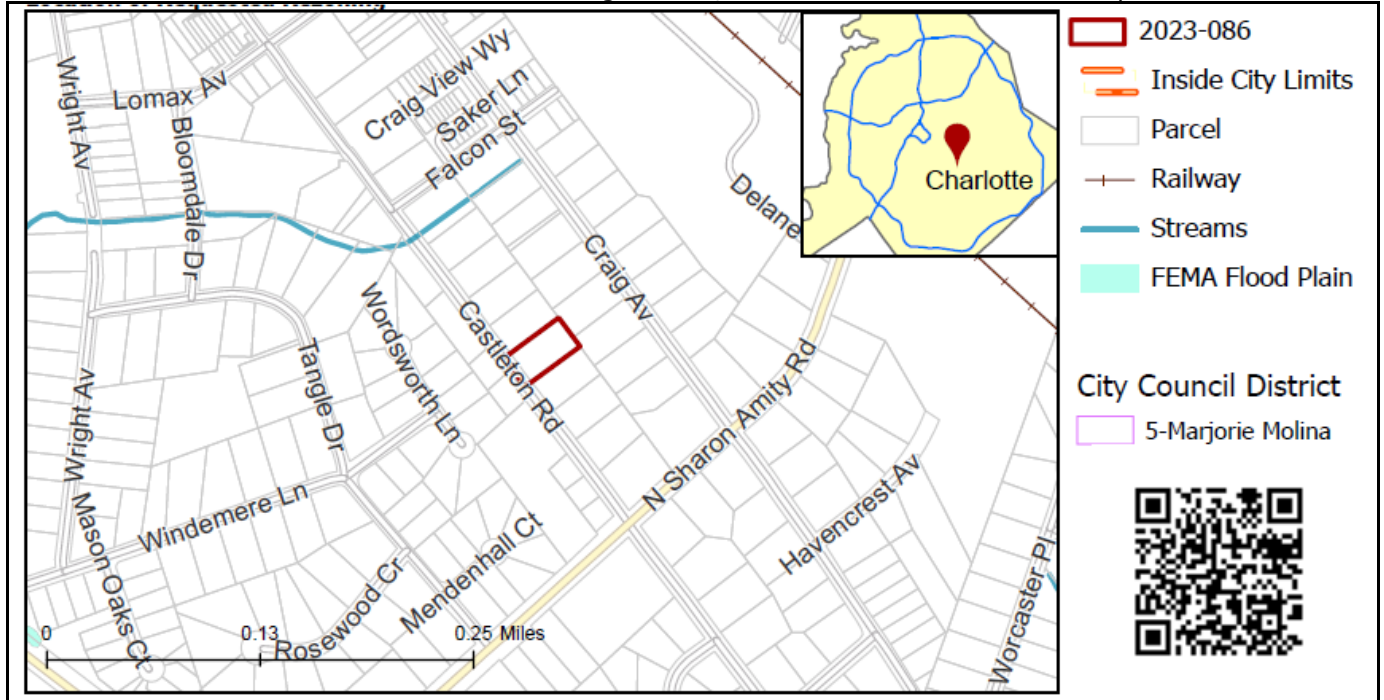


**REQUEST**

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

**LOCATION**

Approximately 0.47 acres located along the east side of Castleton Road, west of Craig Avenue, and north of North Sharon Amity Road.



**SUMMARY OF PETITION**

The petition proposes to allow all uses by right and under prescribed conditions in the N1-C zoning district.

**PROPERTY OWNER**

RMJ Dev LLC (Jasbir Cheema)

**PETITIONER**

Steven Imobersteg

**AGENT/REPRESENTATIVE**

Steven Imobersteg

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 3

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- 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 Neighborhood 1 Place Type recommends neighborhoods with a variety of housing types, where single-family housing is still the predominant use.
- The N1-A through N1-E zoning districts allow for the development of single family, duplex, and triplex dwellings on all lots.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 2: Neighborhood Diversity & Inclusion
  - 9: Retain Our Identity & Charm



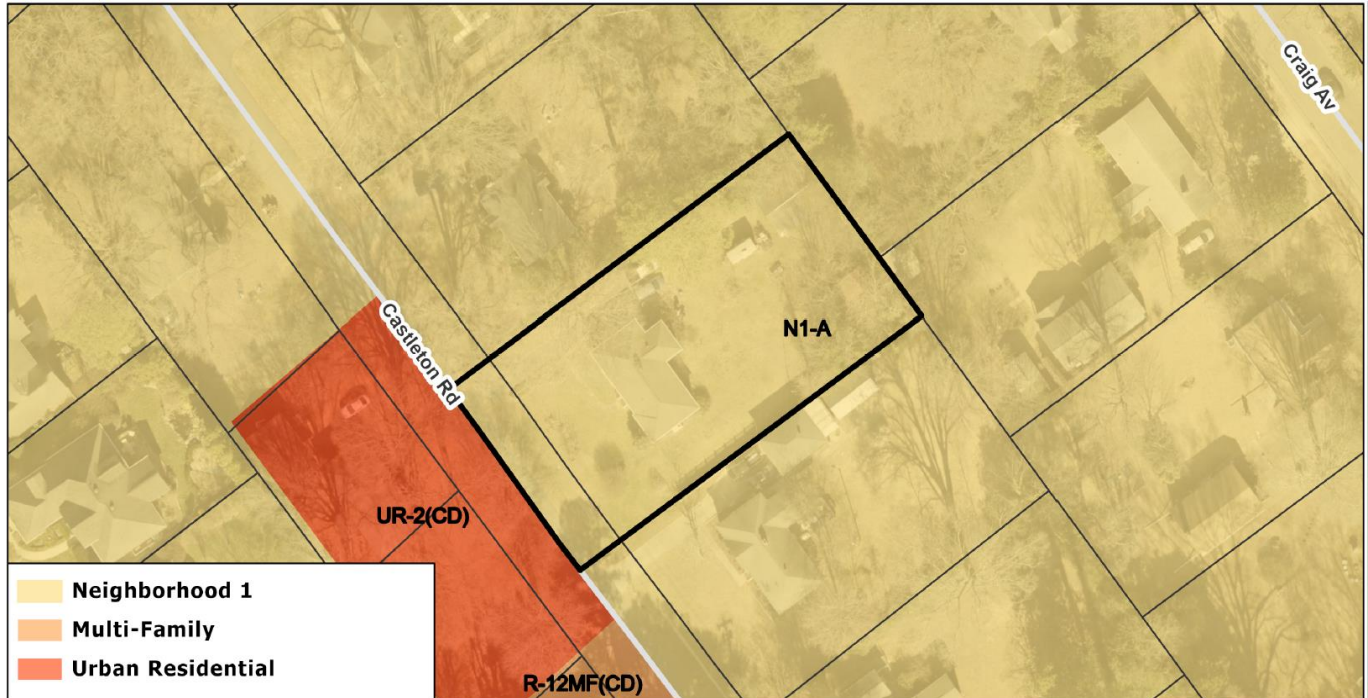
**PLANNING STAFF REVIEW**

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- The petition proposes to allow all uses by right and under prescribed conditions in the N1-C zoning district.

- **Existing Zoning**



- The site is developed with a single-family residence and surrounded by single family neighborhoods and the Phalanx Masonic Lodge 31 on parcels zoned N1-A, UR-2(CD), and R-12MF(CD).



The site is developed with a single-family home and is surrounded primarily by single family neighborhoods, with a lodge on an L-shaped lot with frontage along Castleton Road and N. Sharon Amity Road.



The site is developed with a single-family residential home constructed in 1952.



North and south (above and below pics) are single family homes and a lodge.

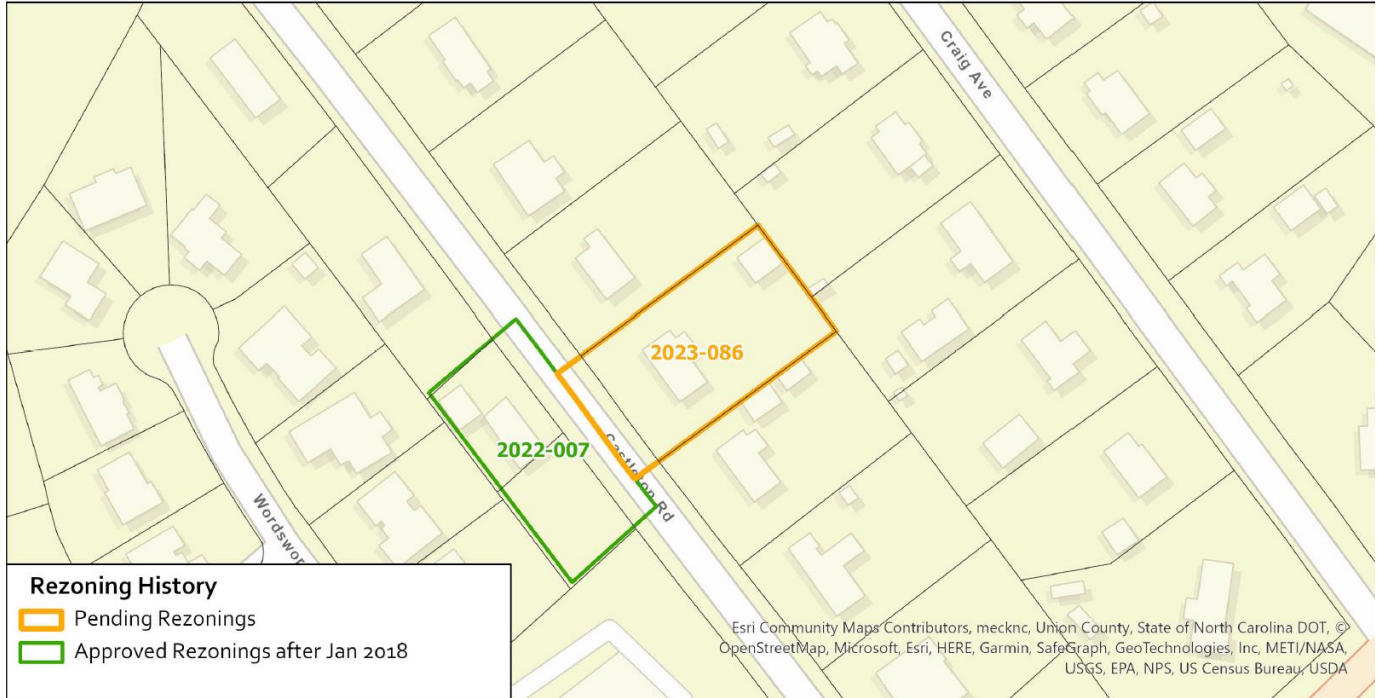




East and west (above and below pics) are single family homes.



• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-007	Rezoned 0.34 acres from R-3 to UR-2(CD) to allow a maximum of two (2) single-family detached units.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type for this site.

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- **TRANSPORTATION SUMMARY**

The site is located adjacent to Castleton Road, a City-maintained local street, north of Sharon Amity Road, a City-maintained major arterial. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.

- **Active Projects:**

- No active projects near the site.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on single family detached units).

Entitlement: 10 trips per day (based on single family detached units).

Proposed Zoning: 50 trips per day (based on multi-family triplex-6 units).

#### DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 2-inch small water distribution main along Castleton Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Castleton Road. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Claire Lyte-Graham (704) 336-3782