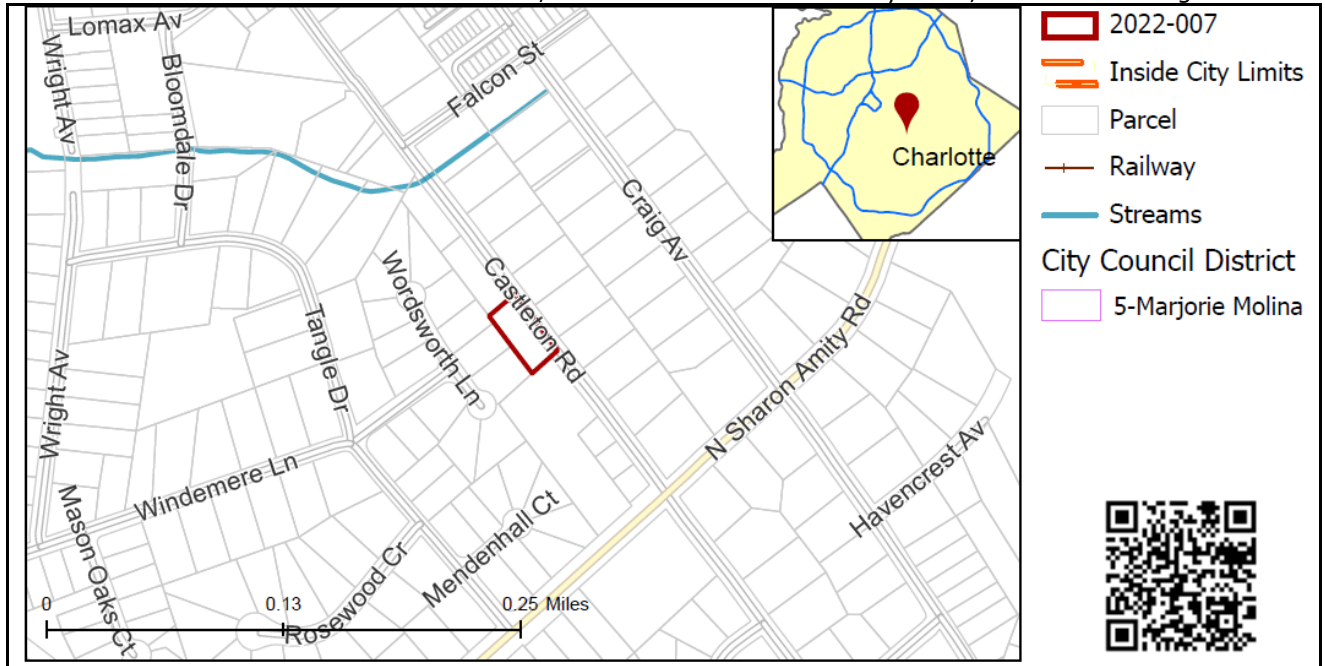


**REQUEST**

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



**SUMMARY OF PETITION**

The petition proposes to allow the subdivision of the existing parcel into two single family home lots on Castleton Rd north of N. Sharon Amity Rd.

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**  
**COMMUNITY MEETING**

Anne Monsted  
St. Charles Avenue, LLC  
David Murray, Murray Law Firm

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 4

**STAFF**  
**RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Neighborhood 1 (N1).

Rationale for Recommendation

- 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.

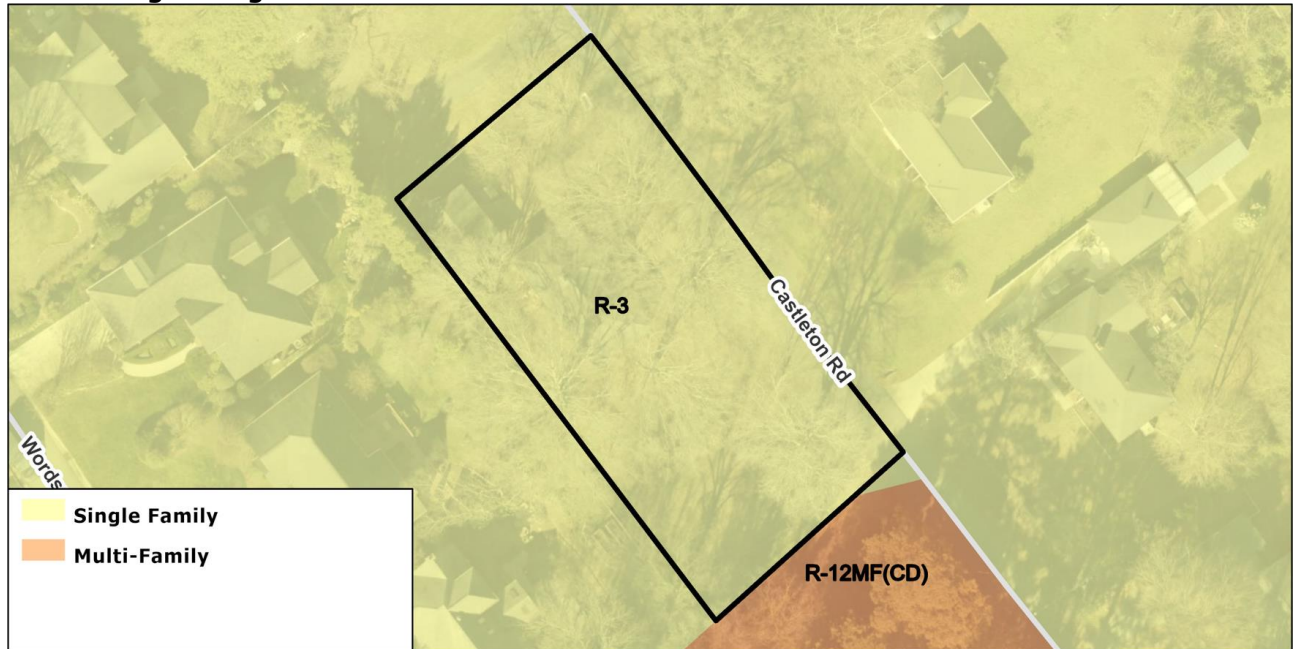
### PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

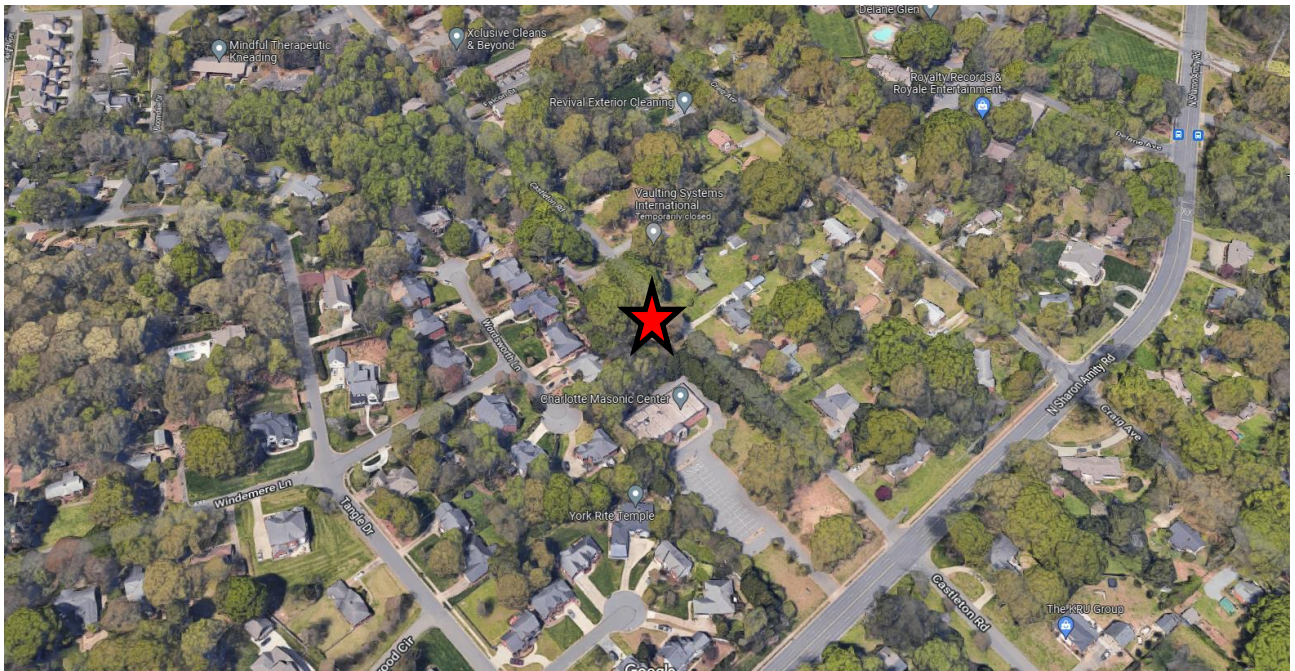
- Allows the .34 acre parcel to be subdivided into two lots each fronting Castleton Rd.
- Allows up to 2 single family detached homes (one on each lot).
- Access to each lot via driveway to Castleton Rd.
- Construction of 8 ft planting strip and 6 ft sidewalk. Sidewalk to meander to preserve existing trees.
- Maximum height of 40 feet.
- Architectural standards related to exterior building materials, roof design, raised entrances, porches and stoops, garage doors and each unit will be varied in architectural treatment.
- Provides 20 ft setback from future back of curb along Castleton Rd.

- **Existing Zoning and Land Use**



The area is developed primarily with single family homes, north of Falcon St. are multi-family and single family attached developments. There are some institutional uses south fronting N. Sharon Amity Rd.





The site, indicated by the red star above, is located in a residential area.



The parcel is currently developed with 1 single family home.



North of the site is a single family home fronting Castleton Rd.





East of the site, across Castleton Rd. are single family homes.



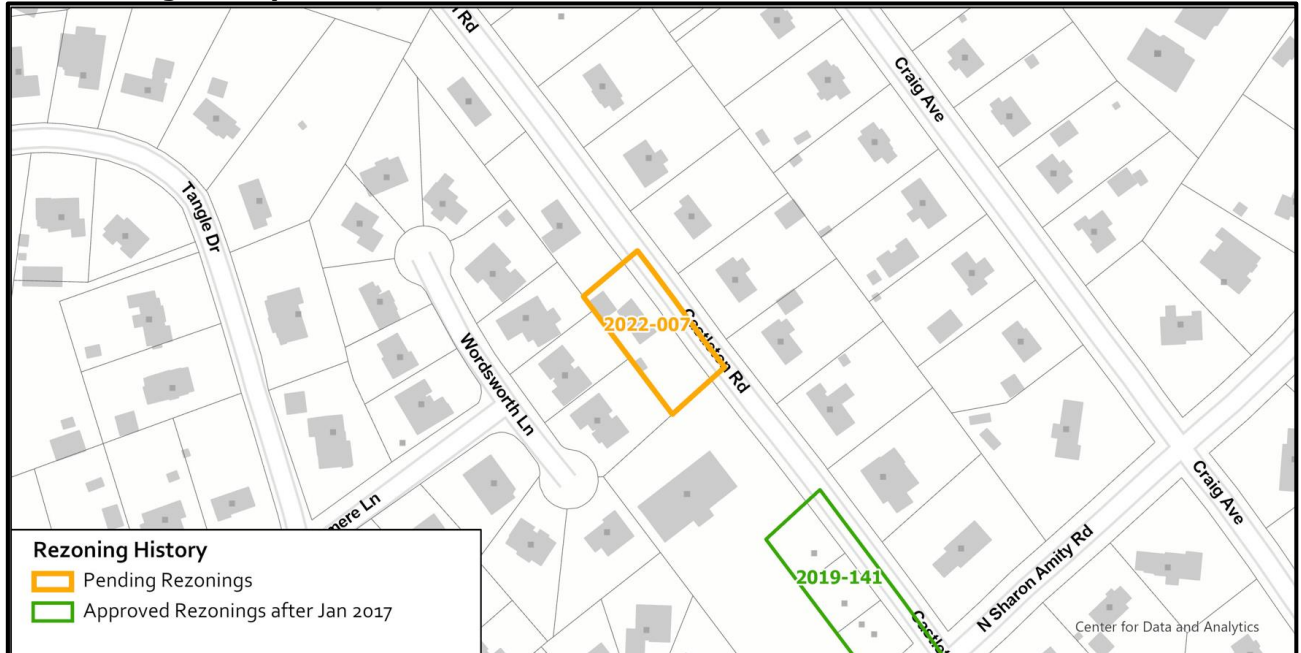
South of the site is a Masonic Center fronting N. Sharon Amity Rd.



West of the site are single family homes fronting Wordsworth Ln.

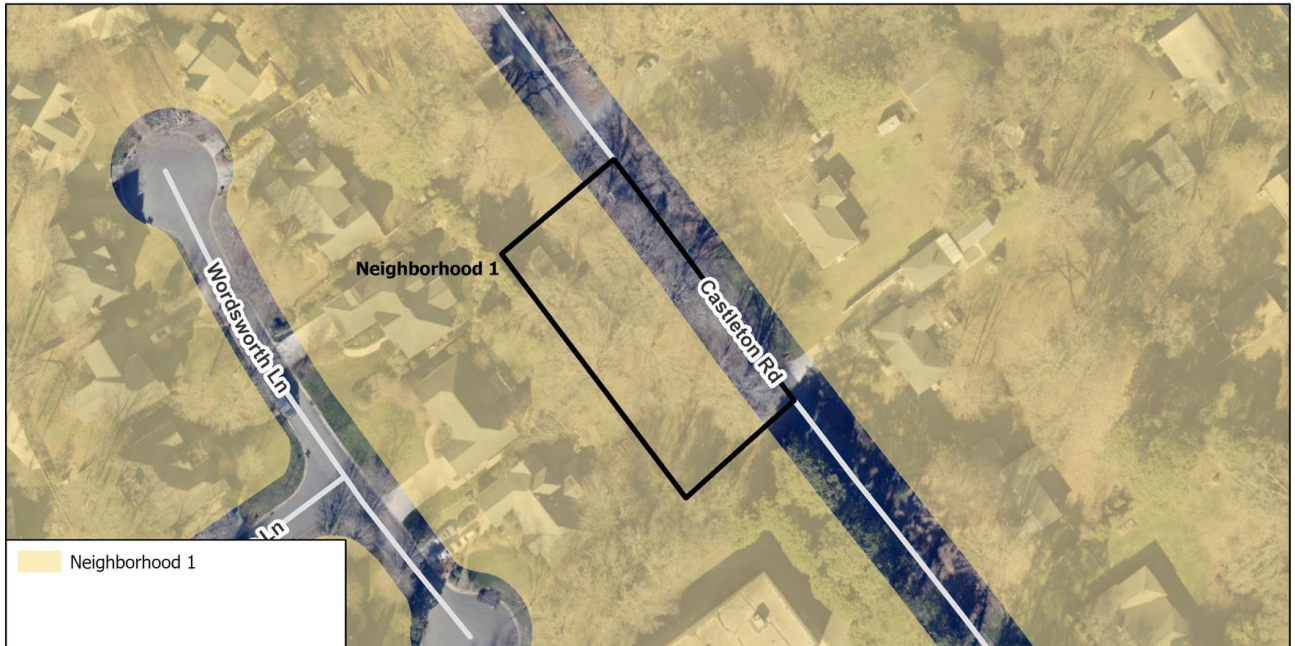


- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-141	.44 acres south of the site at the corner of Castleton Rd and N Sharon Amity to UR-2(CD) to allow the subdivision of the site for 3 single family detached homes.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 1 (N1) place type.

- **TRANSPORTATION SUMMARY**

- The site is located on the west side of Castleton Road, a city-maintained local road, north of North Sharon Amity Road, a city-maintained major thoroughfare, and east of Craig Avenue, a city-maintained collector. A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the site generating less than 2,500 daily trips. The petitioner commits to constructing a 2.5-ft curb and gutter and a 6-ft sidewalk with an 8-ft planting strip per Chapter 19 of the City's Code of Ordinances and the City Council approved Charlotte WALKS plan. All outstanding CDOT comments have been addressed

- Sharon Amity Road Sidewalk Improvements (Tangle Drive to Craig Avenue)  
This project is located approximately 450' south of RZP-2022-007
  - This project will provide sidewalk on south side of N. Sharon Amity from Tangle Drive to Craig Avenue
  - Current Phase: Design Phase
  - Project Manager: Toni Wilson; Toni.Wilson@CharlotteNC.gov
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**  
Current Zoning:  
Existing Use: 10 trips per day (based on 1 dwelling).  
Entitlement: 10 trips per day (based on 1 dwelling).  
Proposed Zoning: 20 trips per day (based on 2 dwellings).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 1 student, while the development allowed under the proposed zoning may produce 1 students. Therefore, there is no net increase in the number of students generated from existing zoning to proposed.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Billingsville K-2 at 63%
    - Cotswold 3-5 at 75%
    - Alexander Graham Middle at 108%
    - Myers Park High at 120%
 Construction of a new school relieves crowding at South Mecklenburg, Ardrey Kell and Myers Park high schools.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 2-inch water distribution main located along Castleton Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Castleton Rd. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry / City Arborist:** No outstanding issues.

**REQUESTED TECHNICAL REVISIONS**

Site and Building Design

1. Remove the beginning of first sentence of Note H. 2. Since it is not in a Watershed Overlay do not need to state which PCSP district it is in on the Zoning plan. State "Site will comply with PCSO Ordinance." **Addressed.**

**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**





**Planner:** John Kinley (704) 336-8311










## Goals Relevant to Rezoning Determinations

### Rezoning Petition # 2021-007

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when **Policy Mapping** is completed and adopted (anticipated early 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	<b>Goal 1: 10- Minute Neighborhoods</b> All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.	✓
	<b>Goal 2: Neighborhood Diversity &amp; Inclusion</b> Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.	✓
	<b>Goal 3: Housing Access for All</b> Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.	X
	<b>Goal 4: Trail &amp; Transit Oriented Development (2-TOD)</b> Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.	N/A

	<p><b>Goal 5: Safe &amp; Equitable Mobility</b></p> <p>Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	
	<p><b>Goal 6: Healthy, Safe &amp; Active Communities</b></p> <p>All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	
	<p><b>Goal 7: Integrated Natural &amp; Built Environments</b></p> <p>Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	
	<p><b>Goal 8: Diverse &amp; Resilient Economic Opportunity</b></p> <p>Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	<p>N/A</p>
	<p><b>Goal 9: Retain Our Identity &amp; Charm</b></p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>N/A</p>
	<p><b>Goal 10: Fiscally Responsible</b></p> <p>Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	<p>N/A</p>