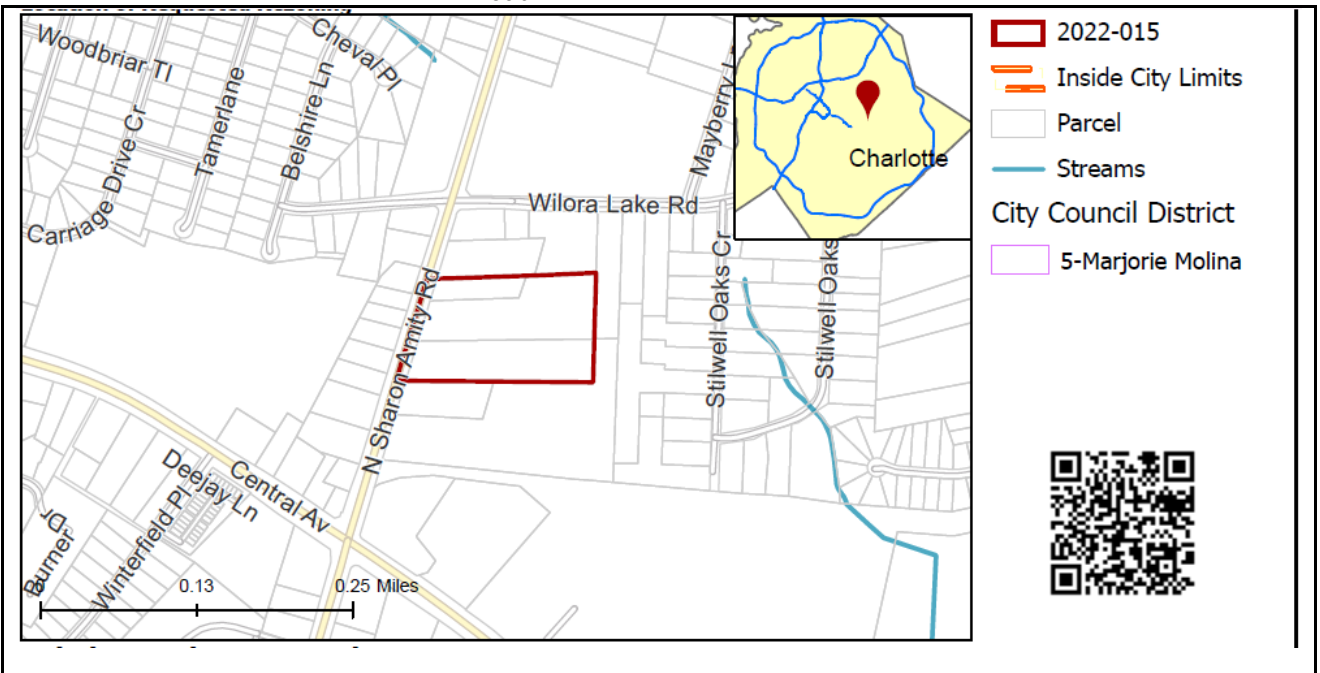


**REQUEST**

Current Zoning: R-4 (single family residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 7.49 acres located on the east side of North Sharon Amity Road, north of Central Avenue, and south of Wilora Lake Road.



**SUMMARY OF PETITION**

The petition proposes to allow 90-unit single family attached (townhome, rear loaded) residential community at a density of 12.02 units per acre.

**PROPERTY OWNER**

Joseph Leadore Biron, Jr.; and Judith Haney Beachley and Sandra Haney Allen

**PETITIONER**

Adam Fiorenza, Fiorenza Properties, LLC

**AGENT/REPRESENTATIVE**

John Carmichael, Robinson Bradshaw & Hinson

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 8

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and site and building design.

Plan Consistency

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

Rationale for Recommendation

- While inconsistent with recommended densities in the Neighborhood 1 Place Type, the petition's proposal for attached single-family uses is consistent with the existing development pattern in the area.
- The petition is an appropriate transition from multi-family uses to the south to single family uses to the north.

- The petition could facilitate the following 2040 Comprehensive Plan Goals:
- 1: 10 Minute Neighborhoods
- 2: Neighborhood Diversity & Inclusion
- 5: Safe & Equitable Mobility
- 9: Retain Our Identity & Charm

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

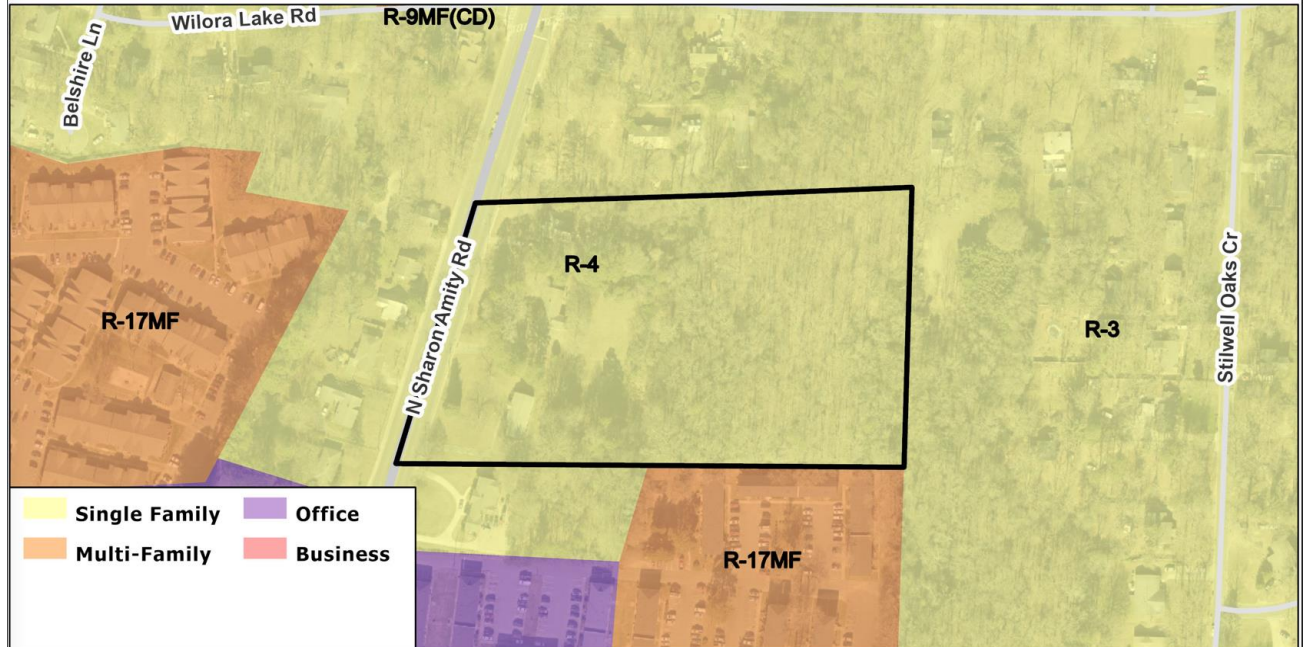
## PLANNING STAFF REVIEW

### • **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Up to 90 single family attached (townhome, rear loaded) residential units at a density of 12.02 units per acre.
- Proposes Local Residential Wide public streets with parallel parking and private alleys with ingress/egress from N. Sharon Amity Road.
- Proposes a minimum 10 guest parking spaces.
- Proposes a 12-foot multi-use path (MUP) and eight-foot planting strip along N. Sharon Amity Road.
- Proposes eight-foot sidewalk and eight-foot planting strips internal to the site.
- Illustrates proposed bus stop on N. Sharon Amity Road. Final location and type will be coordinated with CATS during the permitting process.
- Proposes one or more of the following primary exterior building materials: brick veneer or similar masonry products; stone; manufactured stone; stucco and cementitious siding.
- Prohibits vinyl, EIFS or Masonite as an exterior building. Allows vinyl on windows, doors, garage doors, soffits, trim and railings.
- Notes all corner/end units facing a public or private street will have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that may limit the maximum blank wall expanse to 10 feet on all building levels.
- Proposes a 30-foot wide landscape area to Class C buffer standards along the north and east property lines.
- Illustrates possible tree save areas and BMP locations.
- Proposes two amenity/open space areas with a minimum of grass, shrubs, pedestrian walkways and seating.

• **Existing Zoning and Land Use**



The site is developed with single family homes and is surrounded by single family homes, multi-family residential developments, religious institution, aged community development, and nonresidential uses in various zoning districts.

Existing Zoning	Translated Zoning	Recommended Place Type
R-4 (single family residential)	N1-B (neighborhood 1)	N1 (neighborhood 1)



The site is developed with three single family residential structures.



North and at the intersection of Wilora Lake and N. Sharon Amity Roads are single family homes, an aged multi-family residential community, and a religious institution.





East are single family homes.

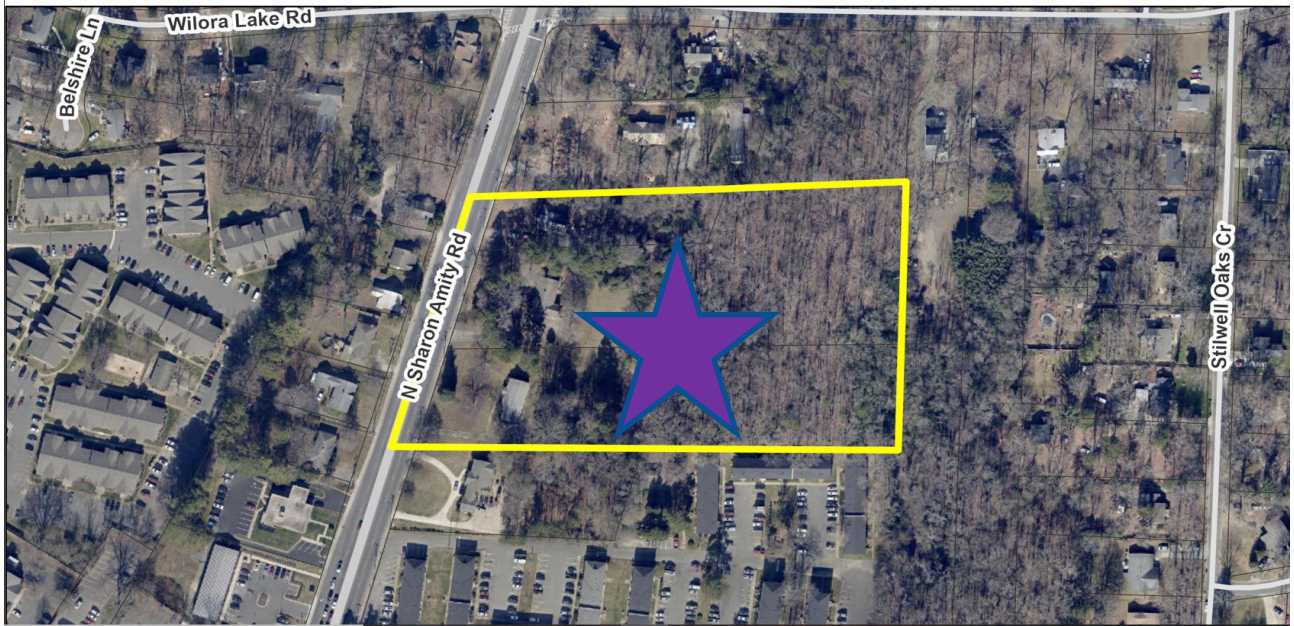


South and towards the intersection of North Sharon Amity Road and Central Avenue are a mix of multi-family residential and nonresidential uses.



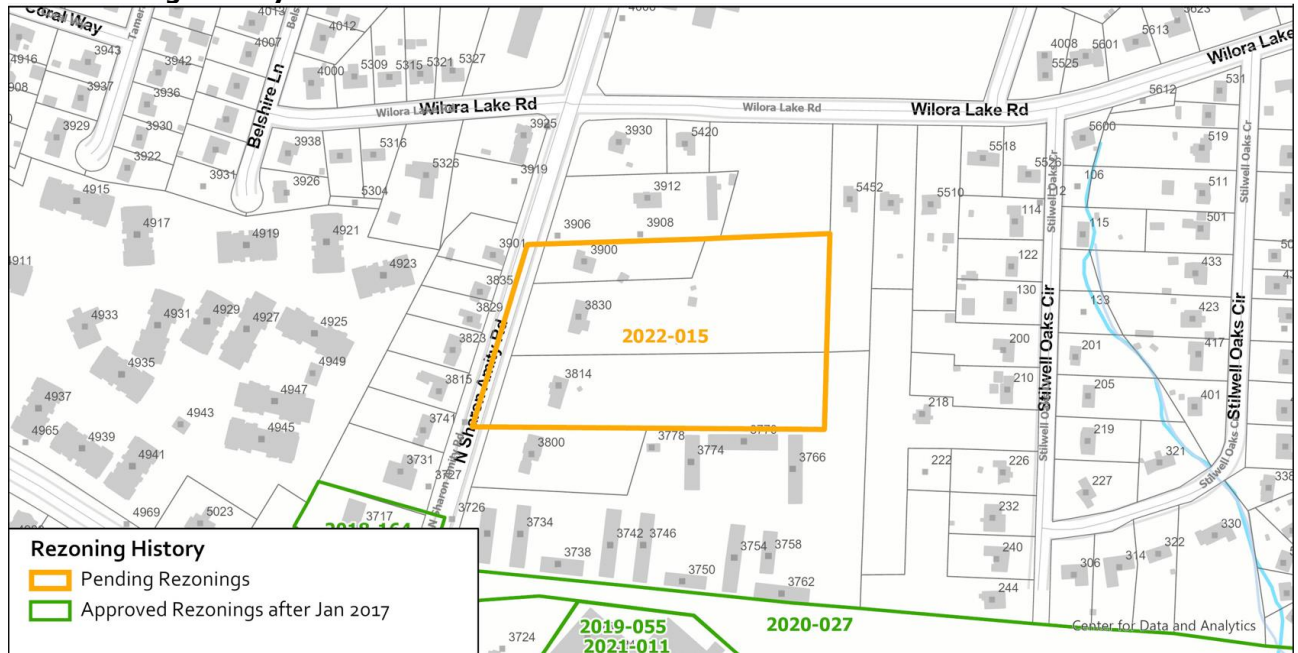
West, across N. Sharon Amity Road, are single family homes.





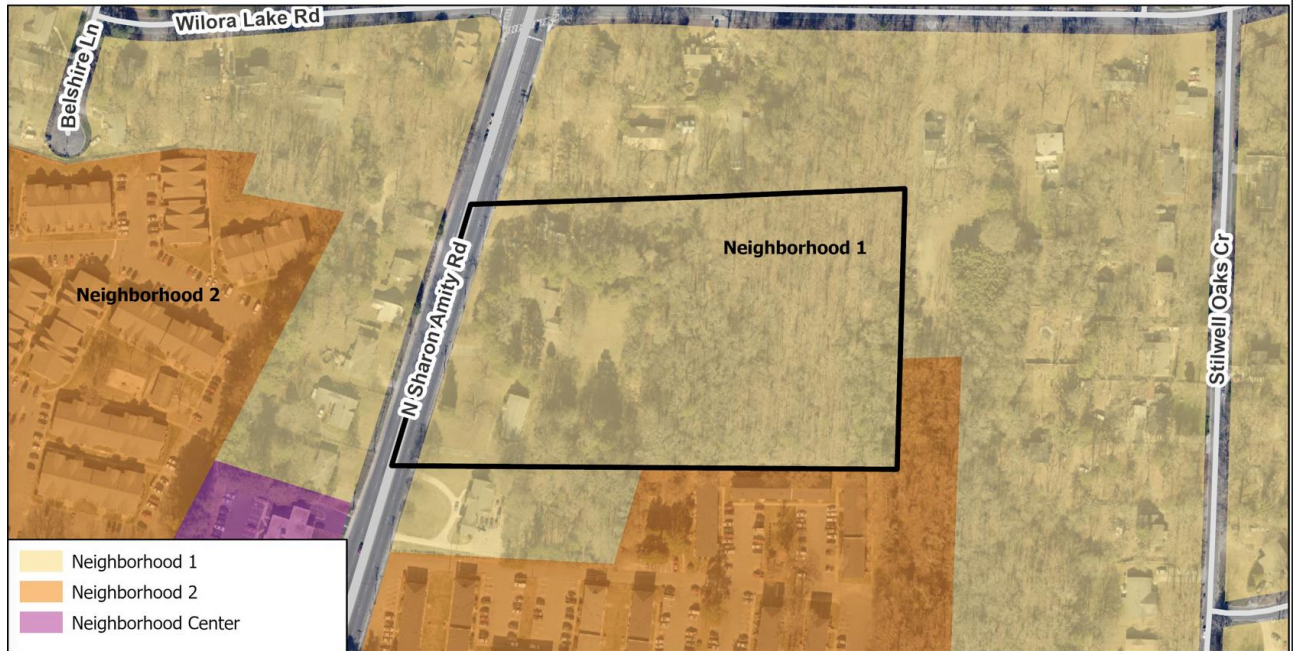
The rezoning site (denoted by purple star) is surrounded by a mix of residential, institutional, and nonresidential uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-011	MUDD-O SPA for 4.14 acres to permit a 6,000 square foot expansion.	Approved
2020-027	Rezoned 78 acres of the former Eastland Mall site to MUDD-O and MX-2(innov) for a mixed-use center with residential and non-residential uses.	Approved
2019-055	Rezoned 4.19 acres to MUDD-O to accommodate an elementary and secondary school, a religious institution, and an eating, drinking, and entertainment establishment Type 1.	Approved
2018-164	Rezoned 0.92 acres to B-1(CD) to allow retail uses.	Approved

- **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located on N Sharon Amity Road, a City-maintained major thoroughfare near Central Avenue, a City-maintained major thoroughfare. A Traffic Impact Study (TIS) is not needed for this site. The petitioner has committed to the dedication of right-of-way along N Sharon Amity Road and constructing an 8-foot planting strip and 12-foot multi-use path along N Sharon Amity Road to meet the City's Charlotte BIKES policy, constructing an 8-foot planting strip, and 8-foot sidewalk on both proposed public streets. Site plan revisions are needed to address the outstanding items including, but not limited to the evaluation of proposed U-turn movements along N Sharon Amity Road and the evaluation of a directional crossover into the site at the proposed access. Further details are listed below:
- **Active Projects:**
  - No active projects near the site.
- **Transportation Considerations**
  - See Outstanding Issues, Notes 1-3.
- **Vehicle Trip Generation:**

Current Zoning:

  - Existing Use: 30 trips per day (based on 3 dwelling units).
  - Entitlement: 325 trips per day (based on 29 dwelling units).

Proposed Zoning: 640 trips per day (based on 90 dwelling units).

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

- **Charlotte Area Transit System:** See Outstanding Issues, Note 4.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 16 students, while the development allowed under the proposed zoning may produce 15 students. Therefore, there is no net increase in the number of students.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Windsor Park Elementary remains at 100%
    - Eastway Middle remains at 110%
    - Garinger High remains at 115%.



- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 20-inch water distribution main located along N. Sharon Amity Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along N Sharon Amity 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 comments submitted.
- **Stormwater Services Land Development Engineering:** See Outstanding Issues, Note
- **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry / City Arborist:** No outstanding issues.

## OUTSTANDING ISSUES

### Transportation

1. Petitioner to evaluate proposed northbound U-turn movements at the intersection of N Sharon Amity Rd and Wilora Lake Rd by providing turning movement at the intersection to evaluate potential impacts.

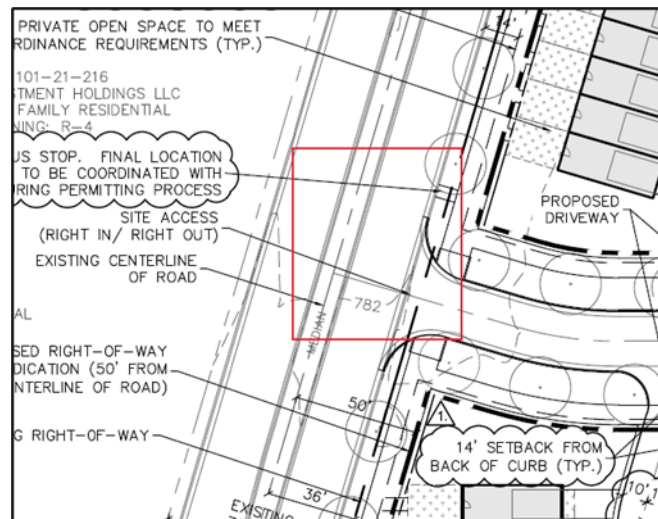


2. Petitioner to evaluate proposed southbound U-turn movements on N Sharon Amity Rd at the first median break and at the intersection of Central Ave by providing turning movement exhibits at the intersection to evaluate potential impacts.





3. Petitioner to evaluate the construction of a directional crossover for left turn movements into the site at the proposed access on N Sharon Amity Rd by providing site plan exhibit(s) to evaluate protentional impacts and determine feasibility.



4. The site is located along CATS local bus route #29 and #229 on N. Sharon Amity Road. CATS requests the construction of an ADA compliant bus amenity on N. Sharon Amity Road with a bus shelter pad at the northern edge of the development for existing bus routes, CATS detail 60.05A The final location and type of amenity will be coordinated with the developer through the permitting process.

#### Site and Building Design

5. Clearly label setback on the site plan and show from correct location. Setback should be generally consistent with existing buildings along the road, as well as incorporate the requested streetscape.
6. Specify 48-foot maximum building height on the site plan.

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

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