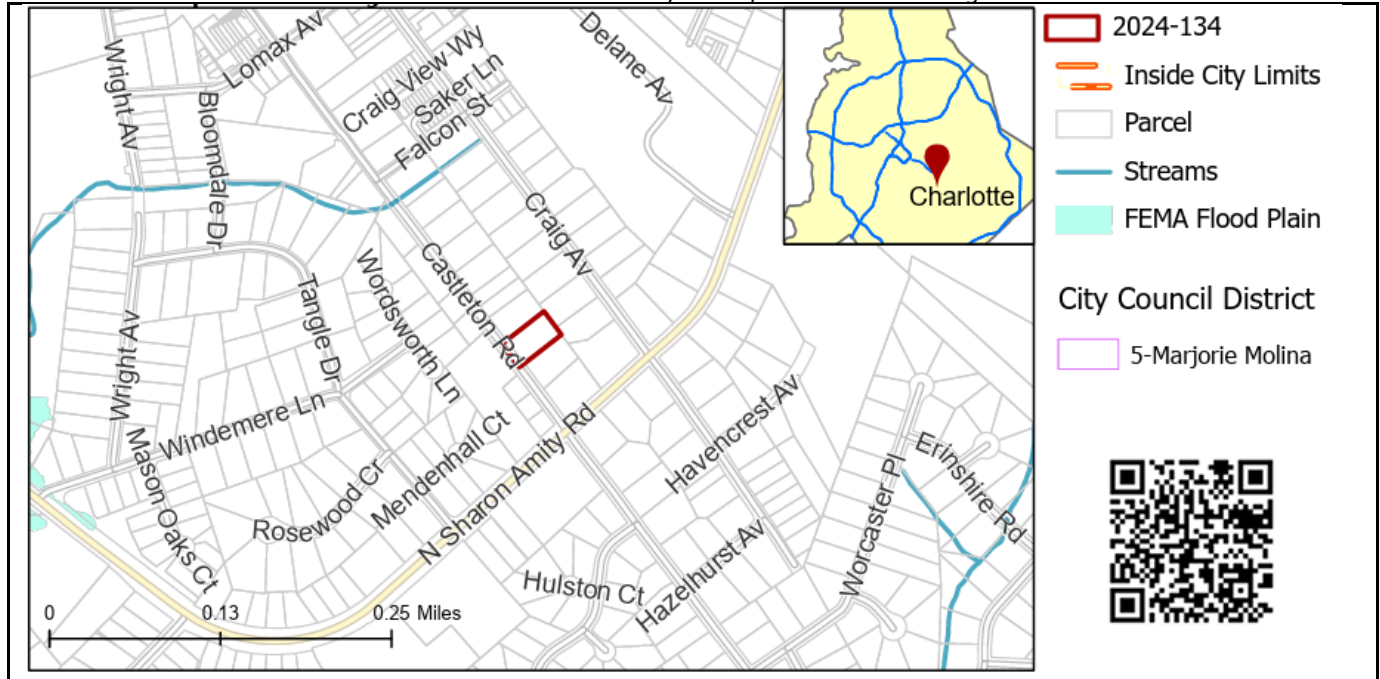


REQUEST

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, north of North Sharon Amity Road, and west of Craig Avenue.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the N1-C zoning district on a parcel that is occupied by a single family home.

PROPERTY OWNER

ST. CHARLES AVENUE LLC

PETITIONER

ST. CHARLES AVENUE LLC

AGENT/REPRESENTATIVE

David Murray; Murray Law Firm

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 Neighborhood 1 Place Type.

Rationale for Recommendation

- This portion of this Cotswold neighborhood has long been established with single family homes. Goods and services can be accessed by residents along the intersection of Monroe and Sharon Amity to the east and the intersection of Sharon Amity and Randolph to the West of the site with several transit stops found along North Sharon Amity Road, Monroe Road, and Randolph Road
- The proposed zoning represents a slight increase in intensity over the existing N1-A entitlements, creating a gradual transition between the

lower-intensity N1-A and the higher-intensity multi-family zoning districts (R-12MF(CD) & UR-2(CD)) to the south and west of the site. This ensures a development pattern that prevents sharp zoning contrasts while maintaining the overall character of the neighborhood.

- The site of this proposed rezoning has N1-C entitlements very close to the site.
- The primary difference between N1-A (current zoning) and N1-C (proposed zoning) is in dimensional standards, such as lot size and lot width.
- The site is located near two Activity Centers along the intersection of Monroe and Sharon Amity to the east (about 1 mile) and the intersection of Sharon Amity and Randolph to the West of the site (about 1 mile) and near transit stops on North Sharon Amity Road, Monroe Road, and Randolph Road. Therefore, future residents will have convenient access to shopping, dining, and essential services without relying heavily on cars.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods

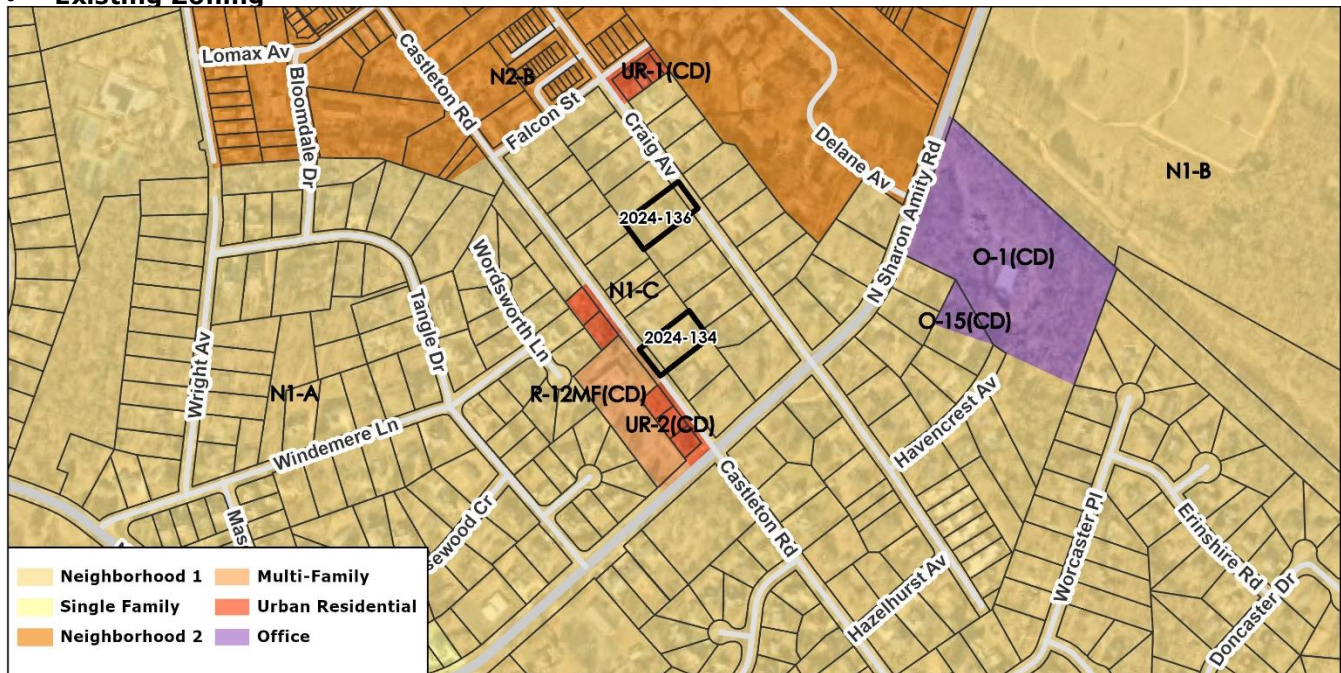
PLANNING STAFF REVIEW

Proposed Request Details

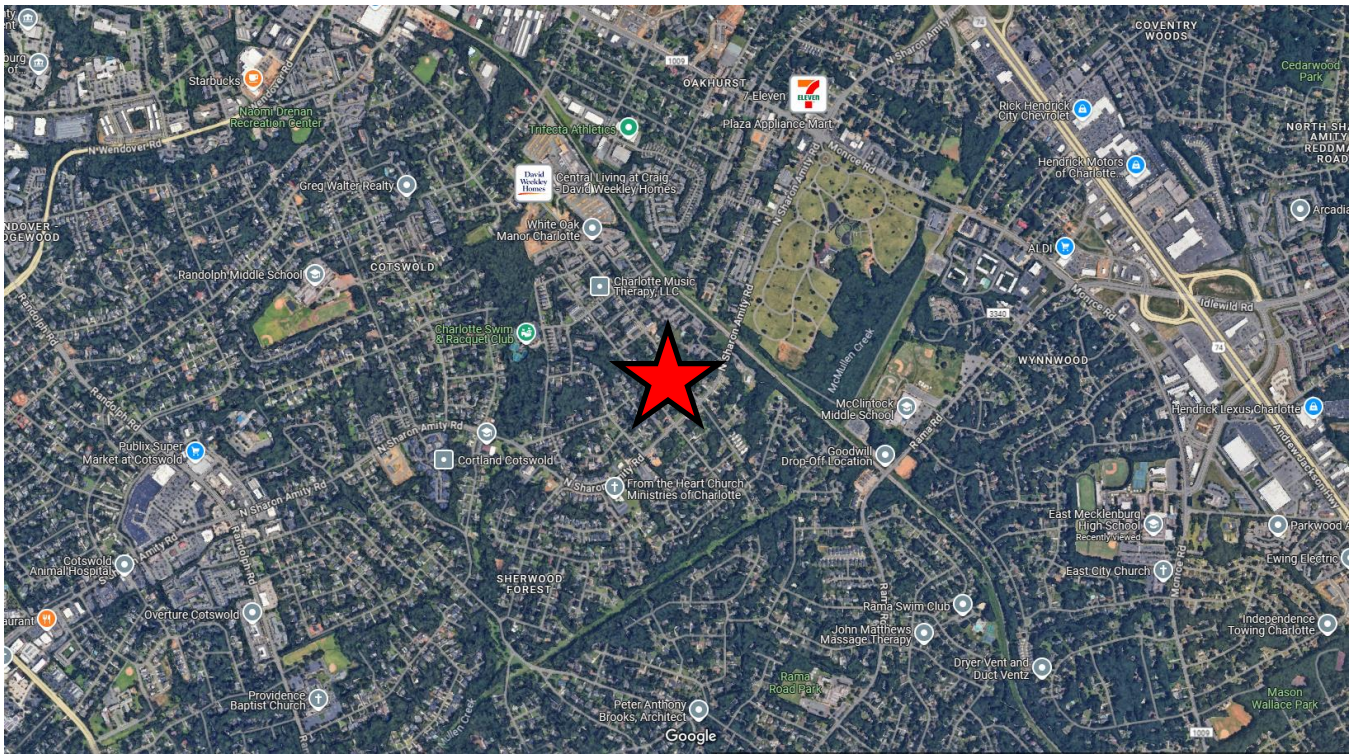
This is a conventional rezoning petition with no associated site plan.

- The petition proposes to allow all uses permitted by-right and under prescribed conditions in the N1-C zoning district on a parcel that is occupied by a single-family home.

Existing Zoning



- The immediate area surrounding the site includes a mix of N1-A and N1-C zoning, with some nearby UR-2(CD) (Urban Residential, Conditional) and R-12MF (Multifamily Residential, Conditional) zoning.



- The site is surrounded by a mix of single-family residential homes, townhomes, and nearby multifamily developments. To the north and east, the area is primarily zoned N1-A and N1-C, as well as commercial and institutional uses along North Sharon Amity Road.



- The site is currently developed with a single-family home.



- North of the site are single-family homes.

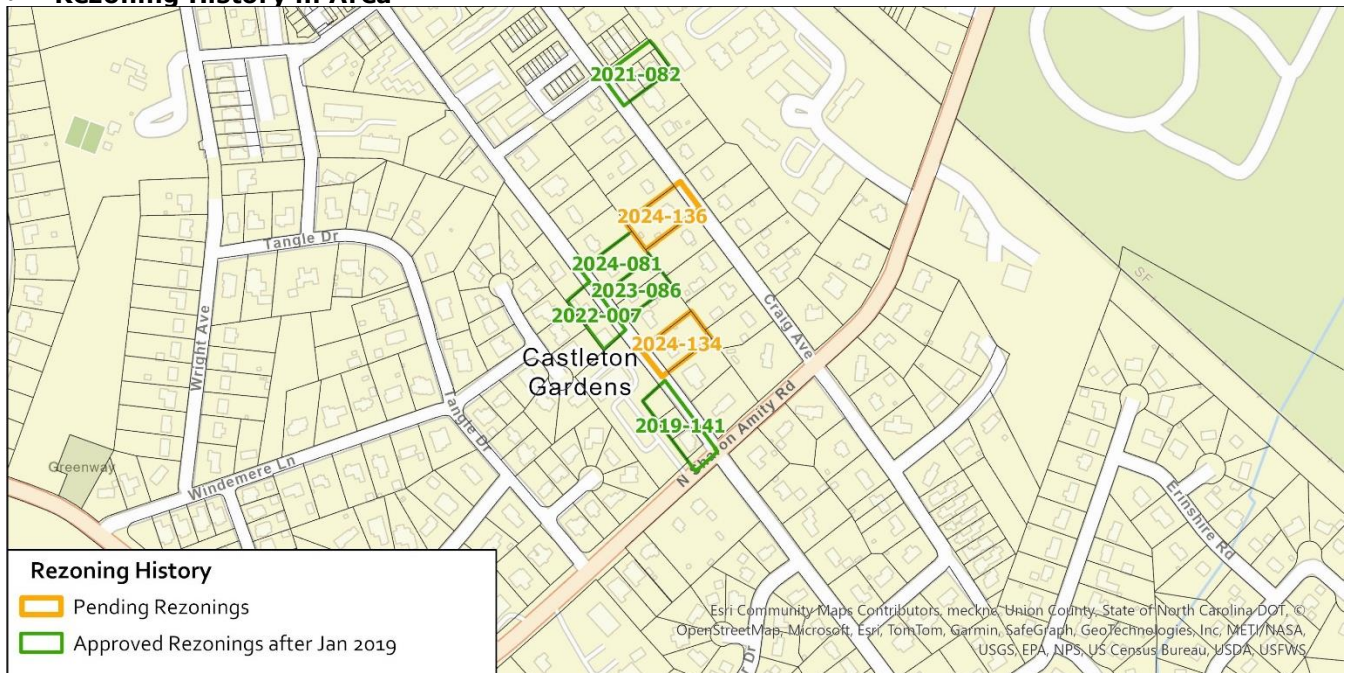


- South of the site are single family homes.



- West of the site is some wooded area with a religious building on the other side.

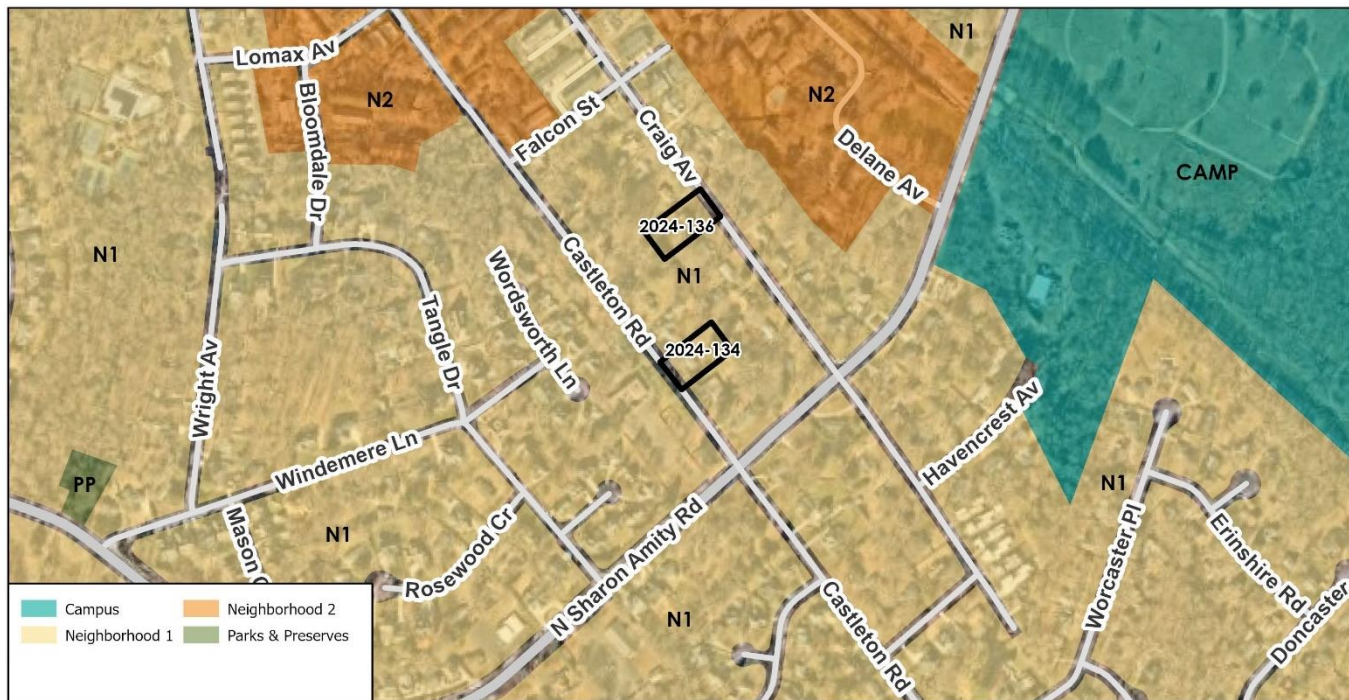
- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-141	Rezoned 0.44 acres from R-3 (Single Family residential) to UR-2(CD) (Urban Residential, Conditional) for 4 residential units.	Approved
2021-082	Rezoned 0.39 acres from R-3 (Single Family Residential) to UR-1(CD) (Urban Residential, Conditional) for up to 3 units.	Approved
2022-007	Rezoned 0.34acre from R-3 (Single Family Residential) to UR-2(CD) (Urban Residential, Conditional) to allow a maximum of two single family detached units.	Approved

2023-086	Rezoned 0.47 acres from N1-A (Neighborhood 1-A) to N1-C (Neighborhood 1-C) to allow all uses permitted by-right and under prescribed conditions in the N1-A zoning district.	Approved
2024-081	Rezoned 0.461 acres from N1-A (Neighborhood 1-A) to N1-C (Neighborhood 1-C) to allow all uses permitted by-right and under prescribed conditions in the N1-C zoning district.	Approved
2024-136	Proposing to rezone 0.51 acres from N1-A (Neighborhood 1-A) to N1-C (Neighborhood 1-C) to allow all uses permitted by-right and under prescribed conditions in the N1-C zoning district.	Pending

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The site is located adjacent Craig Avenue, a City-maintained major collector, east 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:**

- CIP - Idlewild Road Water Supply Project
 - Project ID: CPM-20-18-010
 - Location Description: Along Craig Ave and N Sharon Amity Rd
 - Project Description: Install a new large water main.
 - Project Type: Water
 - Project Phase: Construction
 - Anticipated Start Date: Mid 2021
 - Anticipated Completion Date: Mid 2026
 - PM: Amy Verschel, Amy.Verschel@charlottenc.gov

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on Single Family Detached).

Entitlement: 10 trips per day (based on 0.47 acres of N1-A).

Proposed Zoning: 20 trips per day (based on Neighborhood 1-C).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Due to the relatively small acreage of the site, the development allowed under both the existing and proposed zoning may not generate students.
 - Billingsville (K-2) Elementary utilization is currently at 83%.
 - Cotswold (3-5) Elementary utilization is currently at 52%.
 - Alexander Graham Middle utilization is currently at 100%.
 - Myers Park High utilization is currently at 119%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 2-inch water distribution main 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
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Emma Knauerhase (704)-432-1163