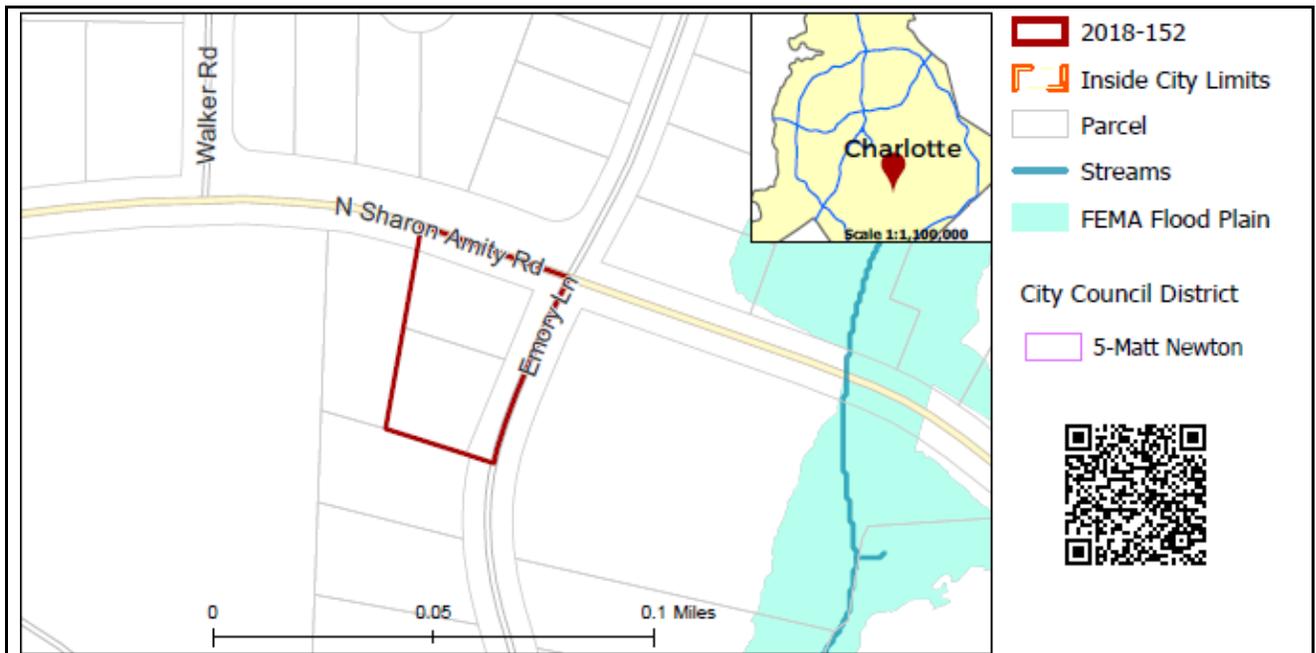


**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: UR-1(CD) (urban residential, conditional)

**LOCATION**

Approximately 0.56 acres located at the southwest corner N. Sharon Amity Road and Emory Lane, east of Randolph Road. (Council District 5 - Newton)



**SUMMARY OF PETITION**

The petition proposes to develop the site to allow up to four single family detached dwelling units, at a density of 7.1 units per acre.

**PROPERTY OWNER**

Kyle Short

**PETITIONER**

Kyle Short

**AGENT/REPRESENTATIVE**

Hollie Colony

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 16

**STAFF  
RECOMMENDATION**

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

Plan Consistency

The proposed single family detached land use is consistent with the *South District Plan*, but the proposed density of 7.1 units per acre is higher than the base maximum density of 3 units per acre. However, the proposal meets the criteria set forth in the *General Development Polices*, for an increase in density up to 8 units per acre.

Rationale for Recommendation

- The scale and building orientation/pattern promote compatibility with the existing character of the surrounding existing homes.
- Site has frontage on a thoroughfare, and is located across the street from an institutional use.
- Units that front Emory Lane provide a front setback similar to the established setback and pattern of development along Emory Lane, and provides a transition along the street.

- Proposed project will provide improved sidewalk and streetscape through a 8-foot planting strip and 6-foot sidewalk along Emory Ln., and a 16-foot planting strip and 6-foot sidewalk along N. Sharon Amity Road.
- Petition provides certainty on the number of lots, building envelope, and tree preservation.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family residential up to 3 dwelling units per acre to single family residential up to 8 dwelling units per acre for the site.

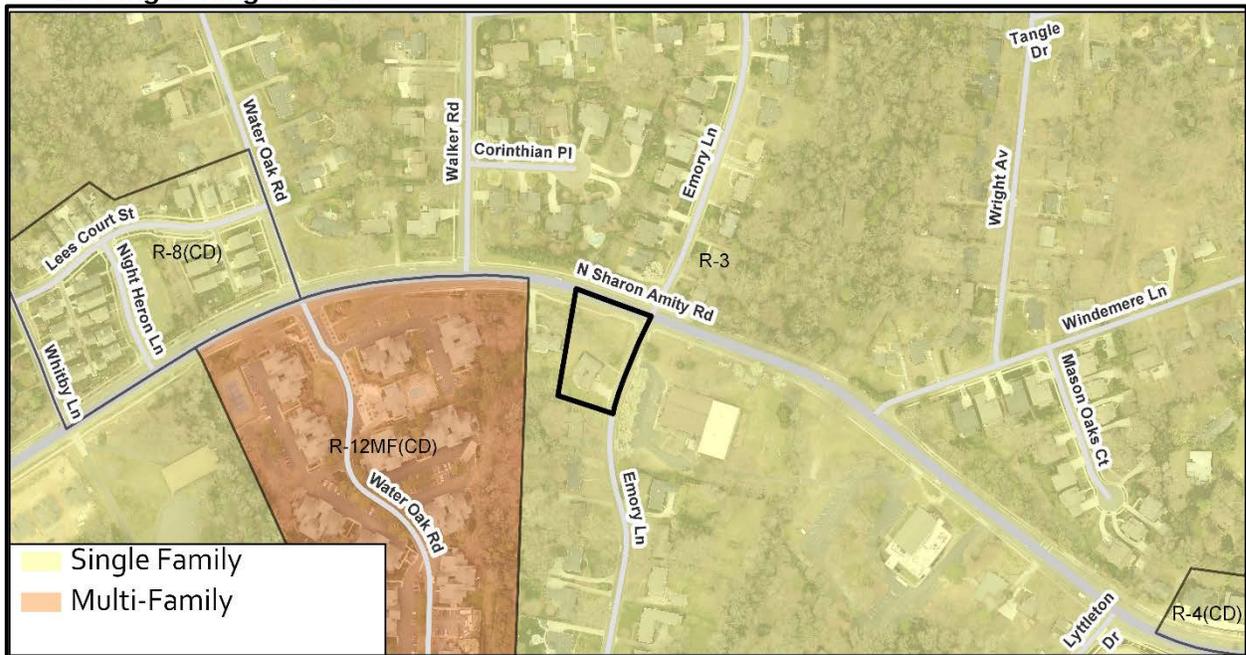
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Maximum of four single family detached dwelling units, at a density of 7.1 units per acre.
- A minimum 17-foot setback from right-of-way on Emory Lane, and a 27.5-foot setback from the existing back of curb on N. Sharon Amity Road.
- Units fronting Emory Lane will be oriented toward the public street.
- Building materials consist of a combination of glass, brick, stone, simulated stone, precast stone, precast concrete, synthetic stone, stucco, cementitious siding or wood.
- Blank walls will not exceed 20 feet on all building levels.
- Streetscape consisting of an eight-foot planting strip and six-foot sidewalk along Emory Lane, and a 16-foot planting strip and six-foot sidewalk along N. Sharon Amity Road.

• **Existing Zoning and Land Use**



- The subject property is undeveloped. Surrounding properties on the south side of N. Sharon Amity Road include single family detached dwellings, multi-family apartments, and a private school. Single family detached dwellings exist on the north side of N. Sharon Amity Road.



The subject property is undeveloped.



The property to the east along Emory Lane is developed with a religious institution.



The properties to the north along Emory Lane are developed with single family homes.



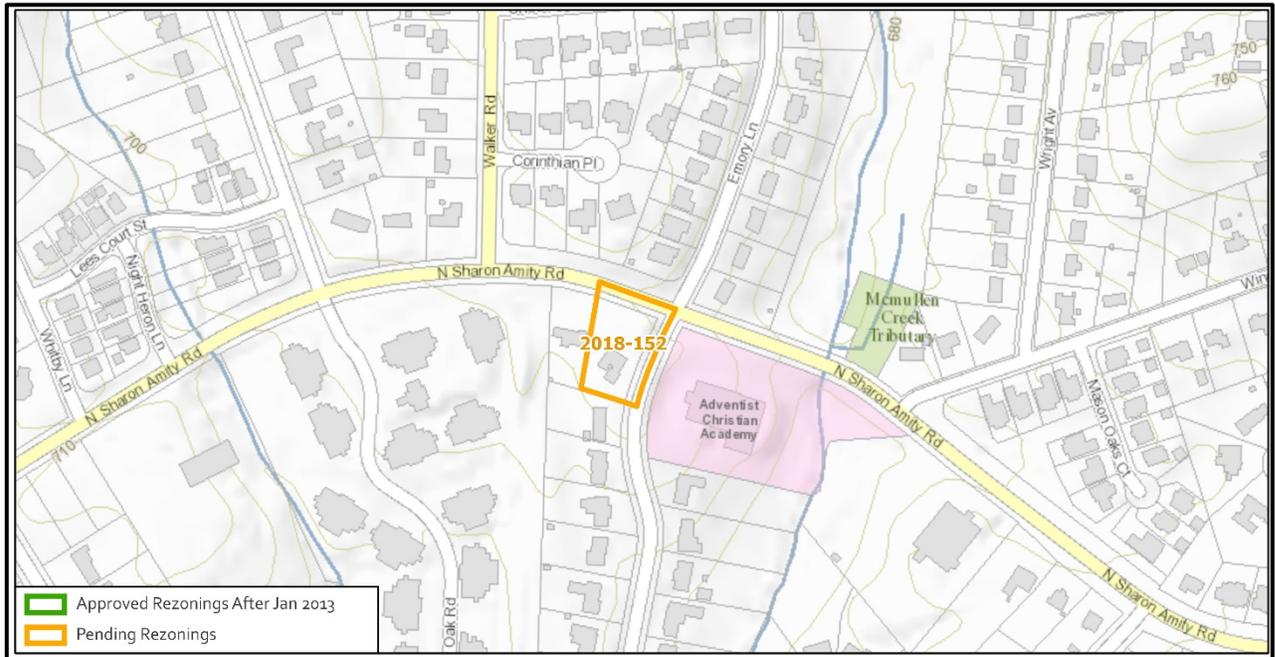
The properties to the south along Emory Lane are developed with single family homes.



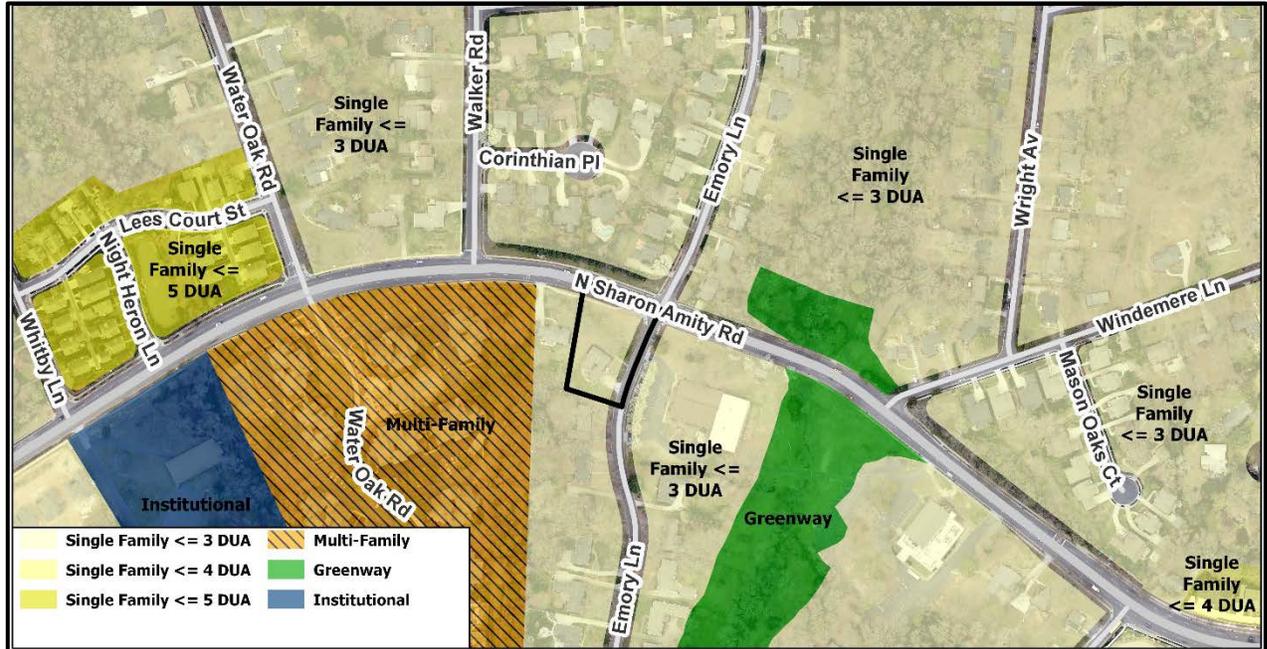
The property to the west along North Sharon Amity Road is developed with a single family home.

- **Rezoning History in Area**

- There have been no rezonings in the area in recent years.



• **Public Plans and Policies**



- The *South District Plan* (1992) recommends single family land uses up to 3 dwelling units per acre.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than 4 units per acre. The petition meets the General Development Policies locational criteria for consideration of up to the eight dwellings per acre requested, as illustrated in the table below.

Assessment Criteria	Density Category – up to 8 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	2
Connectivity Analysis	3
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
<b>Minimum Points Needed: 11</b>	<b>Total Points: 12</b>

• **TRANSPORTATION CONSIDERATIONS**

- The site is located between a major thoroughfare and local road. The site plan commits to installing planting strip and sidewalk. The site plan also commits to constructing ADA ramps.
- **Vehicle Trip Generation:**  
 Current Zoning:  
 Existing Use: 10 trips per day (based on one single family dwelling).  
 Entitlement: 20 trips per day (based on two single family dwellings).  
 Proposed Zoning: 40 trips per day (based on four single family dwellings).

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

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **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 would generate one student, while the development allowed under the proposed zoning will produce four students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is three students.

- The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
  - Billingsville Elementary remains at 91%
  - Cotswold Elementary remains at 88%
  - Alexander Graham Middle remains at 114%
  - Myers Park High remains at 119%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing six-inch water distribution main located along Emory Lane and an existing 8-inch water distribution main located along North Sharon Amity Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along North Sharon Amity Road.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

#### **OUTSTANDING ISSUES**

##### Site and Building Design

1. Provide an additional setback/step back in the building envelope of the southernmost lot adjacent to tax parcel 16308219.
2. Add a note that accessory structures will not be allowed in the established setback along N. Sharon Amity Road.
3. Limit maximum building height to 40 feet.
4. Amend site plan to reflect a 17-foot setback for the lot closest to the intersection of Emory Lane and Sharon Amity Road.

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#### **Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
  - Charlotte Department of Housing and Neighborhood Services Review
  - Charlotte Department of Solid Waste Services Review
  - Charlotte Fire Department Review
  - Charlotte-Mecklenburg Schools Review
  - Charlotte Water Review
  - Engineering and Property Management Review
    - Erosion Control
    - Land Development
    - Storm Water
    - Urban Forestry
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

**Planner:** Sonja Strayhorn Sanders (704) 336-8327