

**REQUEST**

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

**LOCATION**

Approximately 0.46 acres located east of Castleton Road, west of Craig Avenue, and north of North Sharon Amity Road.



**SUMMARY OF PETITION**

The petition proposes to rezone a 0.46 acre parcel, that is currently developed with a single family structure to allow all uses permitted by-right and under prescribed conditions in the N1-C zoning district.

**PROPERTY OWNER**

Image Custom Homes LLC

**PETITIONER**

Jeff Imobersteg

**AGENT/REPRESENTATIVE**

David Murray, Murray Law Firm, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 2

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

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

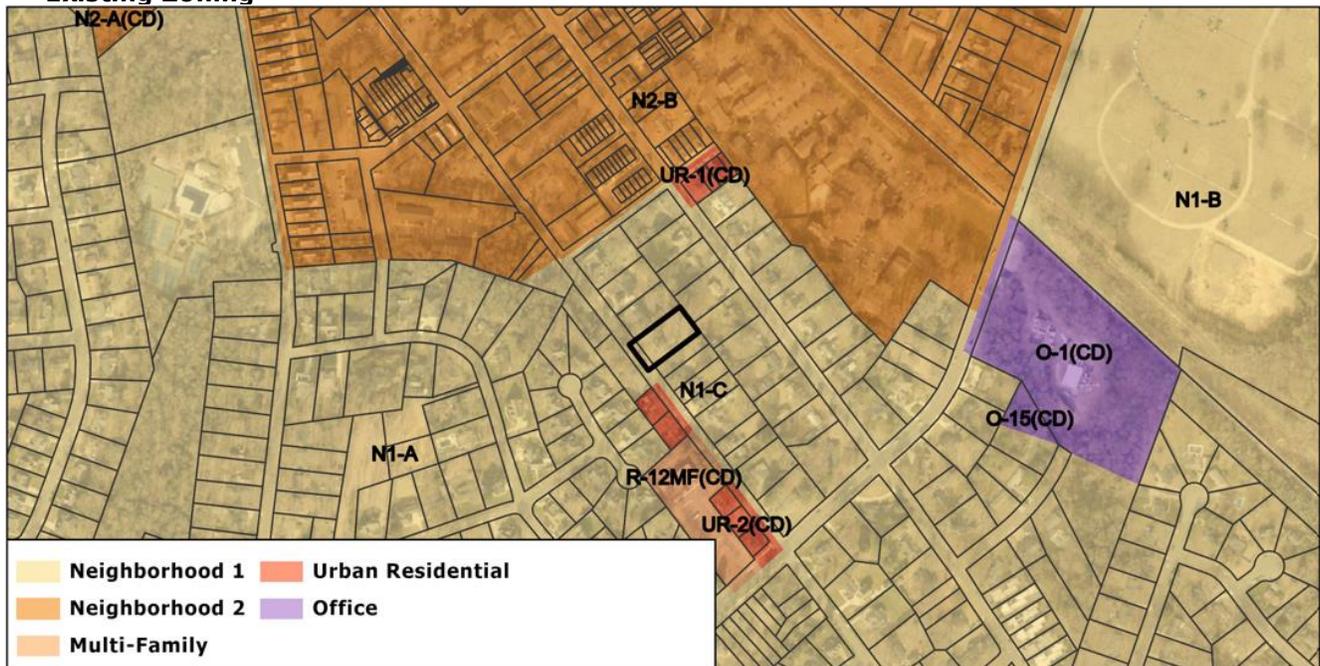
Rationale for Recommendation

- 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 petition is situated among lots with typical lot dimensions that span from 50' to 100' in width for most adjacent properties and lot areas that mostly range between 10,000 and 20,000 square feet. This site has a lot width of 105' and a lot area exceeding 15,000 square feet. The subject site is adjacent to several lots that have been rezoned to the N1-C district, aligning with entitlement shifts in this residential block.

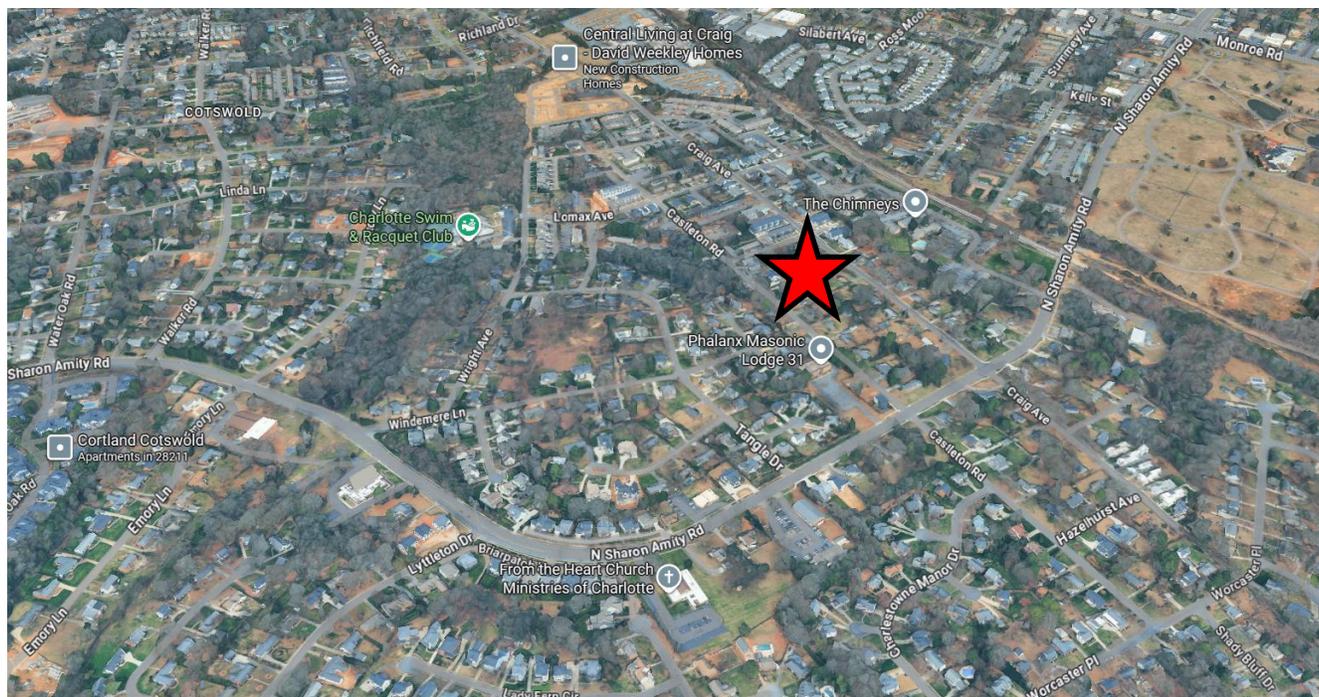
- The N1-A and N1-C zoning districts allow the same single family residential uses. The primary differences between the two Neighborhood 1 districts are limited to dimensional standards such as lot width. This petition would allow for slightly more flexibility in the dimensional standards for the site but will maintain the same single-family intent and allowed uses that currently exist under the N1-A zoning.
- 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.
- **Existing Zoning**



The site is currently zoned N1-A (Neighborhood 1-A) and is immediately surrounded by Neighborhood 1 districts on all sides. There is Urban Residential Conditional, N2-B (Neighborhood 2-B), R-12MF(CD) (Multi-Family, Conditional), O-1 (CD) and O-15 (CD) (Office, Conditional).



The site, location is indicated by red star above, is currently developed with one single family residential structure. It is immediately surrounded by single-family residential, development, on all sides, including a townhome directly to the east of the property. There are also townhomes, and multiple multi-family stacked developments in the locale. Major businesses in the near vicinity of the site include multiple private recreation clubs, a religious campus, adult care home, medical office, and various personal service establishments.



This is a street view of the site facing east from Castleton Road. The site is currently developed with one single family dwelling.



This is a street view north of the site and facing north on Castleton Road.



This is a street view south of the site and facing south on Castleton Road.



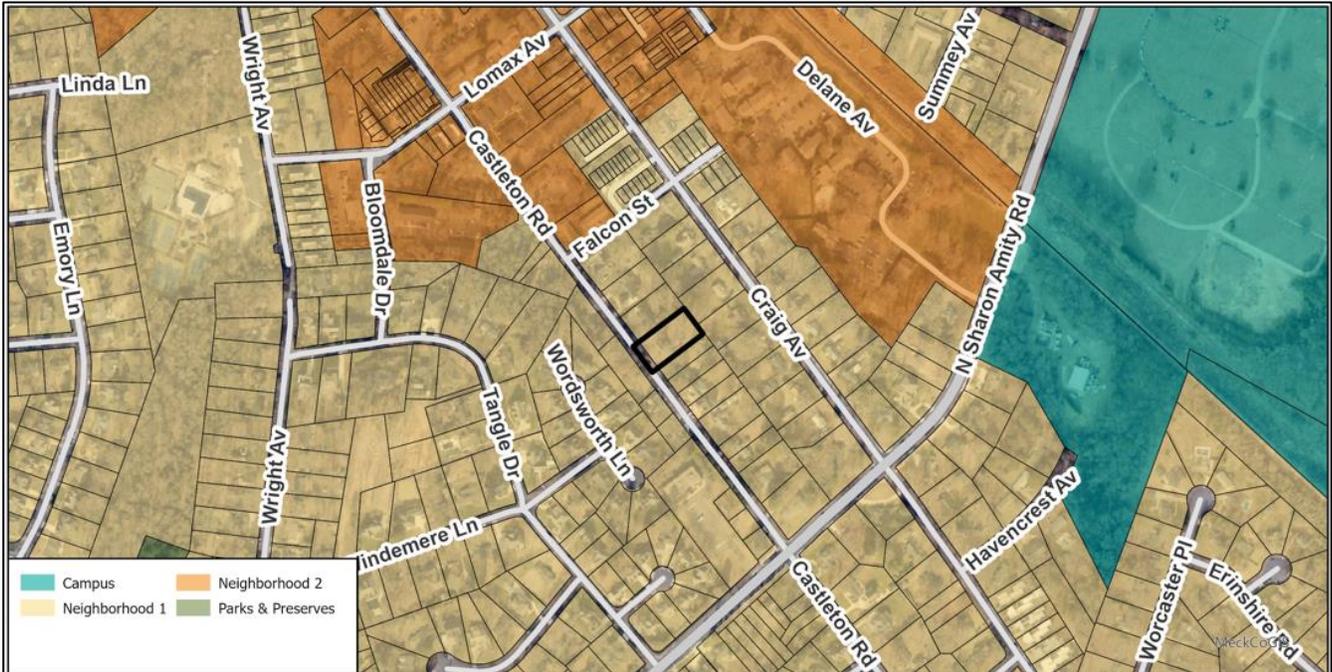
This a street view of a single family residential structure west of the site.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-141	Rezoned approximately 0.44 acres to UR-2 (CD) (Urban Residential, Conditional District) to develop the parcel with 5 residential units (1 single family home and 2 single family attached buildings with 2 units each).	Approved
2021-136	Rezoned approximately 0.48 acres to R-8MF (CD) (Multi-family residential, Conditional District) to develop the vacant site with a multi-family community containing up to 18 single family attached townhome dwellings.	Approved
2022-007	Rezoned approximately 0.34 acres to UR-2 (CD) (Urban Residential, Conditional District) to allow the subdivision of the existing parcel into two single family home lots on Castleton Rd north of N. Sharon Amity Road.	Approved
2023-086	Rezoned approximately 0.47 acres to N1-C (Neighborhood 1-C) to allow all uses by-right and under prescribed conditions in the N1-C zoning district.	Approved
2024-081	Rezoned approximately 0.461 acres to N1-C (Neighborhood 1-C) to allow all uses by-right and under prescribed conditions on a parcel developed with a single family home constructed in 1952.	Approved
2024-134	Rezoned approximately 0.47 acres to N1-C (Neighborhood 1-C) 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.	Approved
2024-136	Rezoned approximately 0.51 acres to N1-C (Neighborhood 1-C) to allow all uses permitted by-right and under prescribed conditions in the N1-C zoning district on a parcel with a single family home.	Approved

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Castleton Road, a city-maintained local street, north of North 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 comments submitted.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on 1 single family dwelling).

Entitlement: 10 trips per day (based on 1 single family dwelling).

Proposed Zoning: 20 trips per day (based on 2 single family dwellings).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.

- **Charlotte-Mecklenburg Schools:** Due to the relatively small acreage of the site, the development allowed under the proposed zoning may not generate students. The current school utilization is as follows:
    - Billinsville Elementary at 85%
    - Cotswold Elementary at 64%
    - Alexander Graham Middle at 96%
    - Myers Park High at 108%
  - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 2-inch 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:** No comments submitted.
  - **Long Range Planning:** 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 comments submitted.
  - **Stormwater Services Land Development Engineering:** No comments submitted.
  - **Storm Water Services:** No comments submitted.
  - **Urban Forestry / City Arborist:** No comments submitted.
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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Sheighla Tippet (919) 780-3808