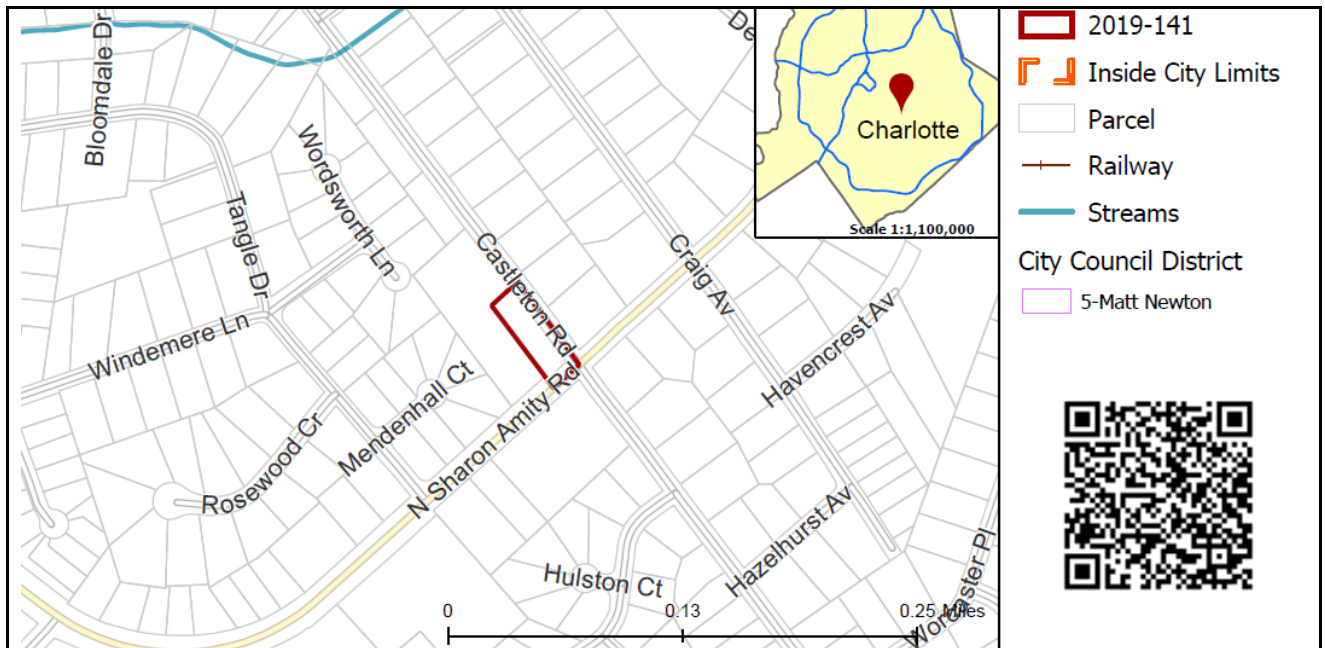


**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 0.44 acres located on the west corner of N. Sharon Amity Road and Castleton Road.



**SUMMARY OF PETITION**

The petition proposes to redevelop the parcel with 5 residential units (1 single family home and 2 single family attached buildings with 2 units each), for a density of 11.36 dwellings per acre.

**PROPERTY OWNER**

Whitestone Holdings Inc.

**PETITIONER**

Mark Bolous

**AGENT/REPRESENTATIVE**

David Wales

**COMMUNITY MEETING**

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

**STAFF  
RECOMMENDATION**

Staff does not recommend approval of this petition in its current form. Staff could support a revised layout and plan as described in the outstanding issues that meets the residential design guidelines of the *General Development Policies*.

Plan Consistency

The petition is **inconsistent** with the *South District Plan* (1993) recommendation for single family housing at three units per acre for this site.

Rationale for Recommendation

- The *General Development Policies* residential design guidelines state that infill development should protect and enhance the character of existing neighborhoods by encouraging a range of housing types and densities while blending the building scale and setbacks with existing development.

- The proposed site layout is not consistent with the context of the residential development in the area and does not meet the *General Development Policies* as currently proposed.
- Duplex units are permitted on corner lots within single family zoning. Therefore, the single family home could be replaced with a duplex or 2-unit single family attached building.
- Single family homes dominate Castleton frontage, and therefore the proposed attached units should be replaced with single family detached homes.
- The adjoining property zoned R-12MF(CD) by petition 1995-060 is not zoned or used for multi-family residential, but is conditioned for use only as a fraternal organization hall.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from Single Family at 3 DUA to Residential at 12 DUA for the site.

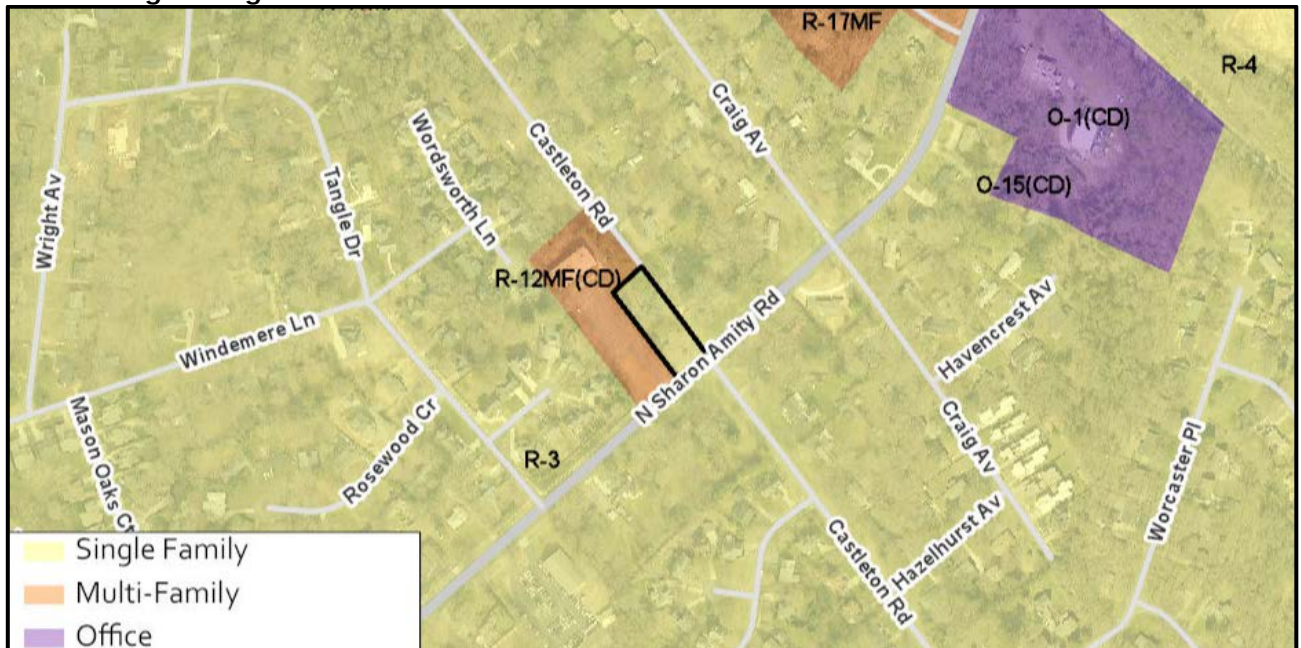
### PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposes one single family detached home at North Sharon Amity Road and two single family attached buildings with 2 units each facing Castleton Road for a total of 5 dwelling units.
- Limits the maximum building height to 40 feet for the single family attached buildings.
- The site plan indicates 3 driveways on Castleton Road.
- Provides a 20-foot setback measured from the future back-of-curb along Castleton Road.
- Provides a screening fence along the northern property line.
- Provide a number of architectural standards for the attached dwelling units related to allowed building materials, roofs, raised entrances next to sidewalks, usable porches, limits of blank walls and recessed garage doors with windows or other architectural elements.
- Installs an 8-foot planting strip and 6-foot sidewalk along existing street frontages.
- Limits the height of detached pedestrian scale lighting to 16 feet.

- **Existing Zoning and Land Use**



The area is developed with single family homes and institutional uses in single family zoning. The abutting R-12MF(CD) (multi-family, conditional) zoned property is conditionally zoned for only an institutional use (masonic center).

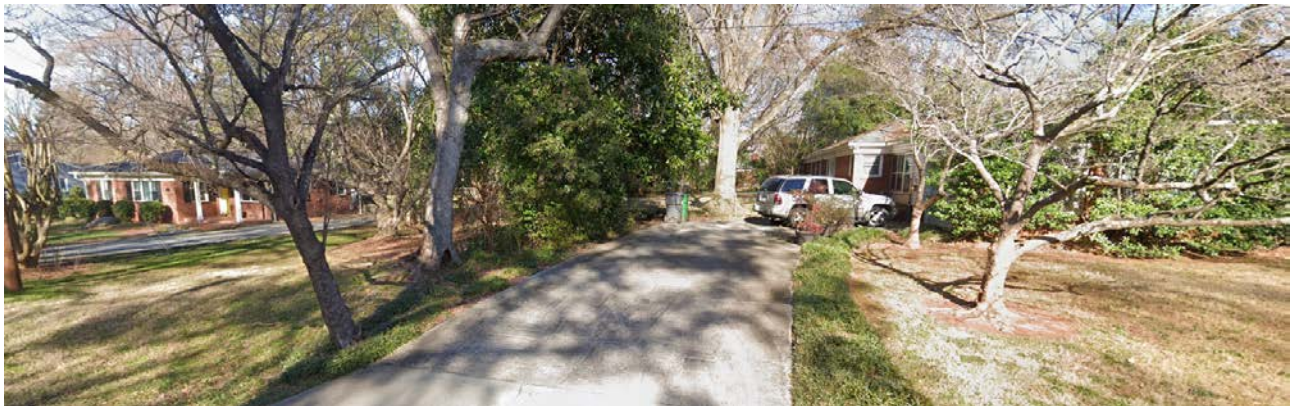




The site is developed with a single family home. A masonic hall is to the rear and north side. Single family homes are across Castleton Road and North Sharon Amity Road.



The .44 acre site is developed with one single family home.



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



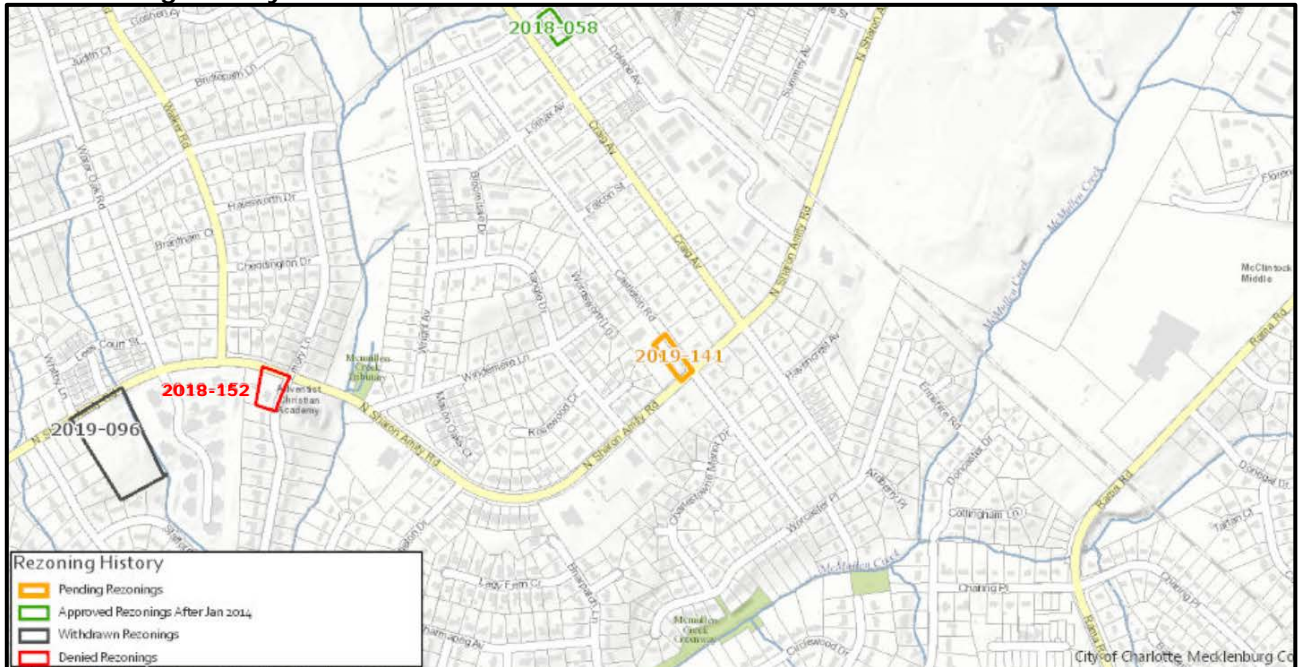


South of the site, across North Sharon Amity Road, are single family homes.



West and north of the site is the Charlotte York Rite Masonic Temple.

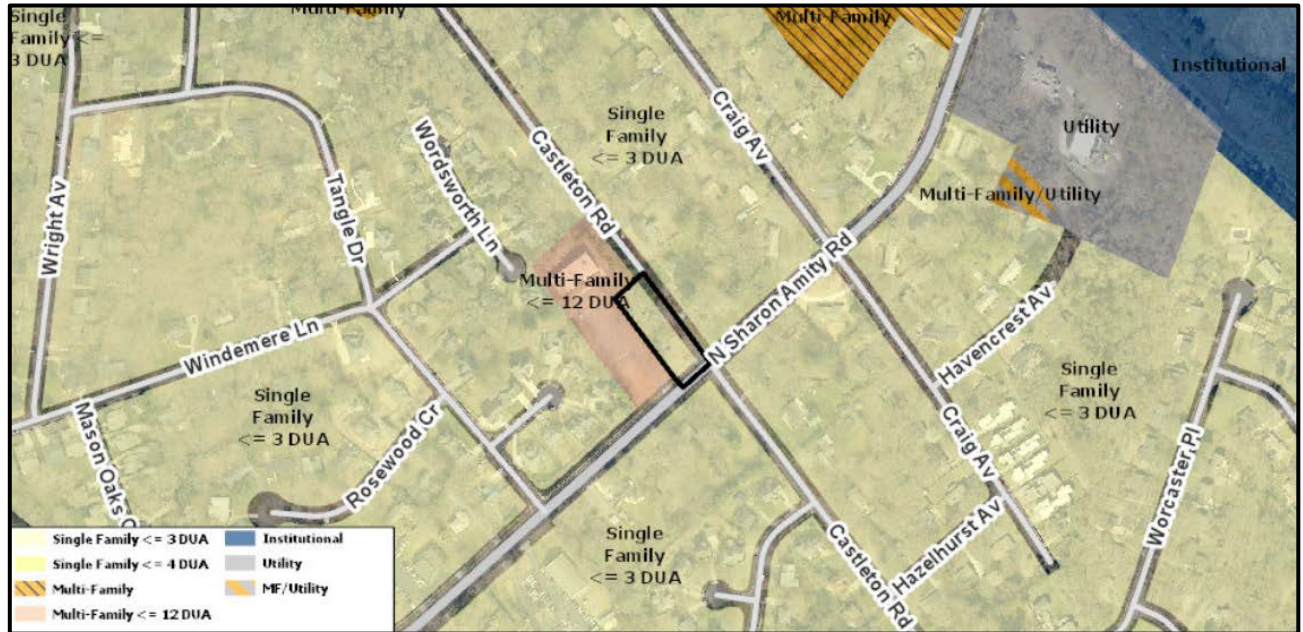
- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-058	.34 acres north of the site on Craig Av. to O-2(CD) to allow off-street parking for adjacent uses.	Approved
2018-152	.56 acres west of the site on N. Sharon Amity Road at the corner of Emory Ln. to UR-1(CD) to allow 4 dwelling units	Denied
2019-096	5.0 acres west of the site on N. Sharon Amity Road to UR-2(CD) to allow up to 38 dwelling units	Withdrawn



- **Public Plans and Policies**



- The *South District Plan* recommends Single Family at 3 units per acre for this site.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. Currently as proposed, the project would not receive the “Design Guidelines” points to be granted additional DUA under the GDPs. Should the plan be revised as requested, the project would receive the needed points to achieve the 12 DUA recommendation in the GDP as illustrated in the table below.

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

- **TRANSPORTATION CONSIDERATIONS**

- The site is located on a major thoroughfare road. The petitioner has committed to an updated streetscape along North Sharon Amity Road and Castleton Road to include an 8-foot planting strip and 6-foot sidewalk.
- See Outstanding Issues, Note 2.
- **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: 40 trips per day (based on 5 townhomes).

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

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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 1 student, while the development allowed under the proposed zoning may produce 1 student. Therefore, the net increase in the number of students generated from existing zoning to proposed is zero.

- The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
  - Billingsville Elementary (grades K-2) remaining at 91%
  - Cotswold Elementary (grades 3-5) remaining at 88%
  - Alexander Graham Middle remaining at 114%
  - Myers Park High remaining at 119%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along North Sharon Amity Road. Sanitary sewer service will be dependent on the completion of a public infrastructure project—Charlotte Water's Halesworth Drive Sewer Project. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Urban Forestry:** 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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)

#### OUTSTANDING ISSUES

##### Land Use

1. Replace the proposed single family home for a duplex/ 2 unit single family attached building and replace the two single family attached buildings on Castleton with single family detached units for a reduction of units from 5 to 4 units.

##### Site and Building Design

2. Remove note D11. There are no 5-unit buildings on the proposed plan.
3. Amend note E3 to change the word "southerly boundary" to "northerly boundary" and specify and label a minimum width of the screening area measured from the property line.

##### Transportation

4. Show the curb and gutter labeled and dimensioned from the centerline for each road.

#### REQUESTED TECHNICAL REVISIONS

##### Site and Building Design

5. Amend the setback from North Sharon Amity Road as measured from the future back of curb rather than the centerline. Per CDOT memo the curb should be measured 22 feet from the centerline.
6. Remove 5-year vested rights from the rezoning application. 5-year vesting is typical for larger scale, phased developments and not small infill developments.
7. Adjust the north arrow on the plan to clearly point the correct direction.
8. Change "intends to comply" in note F to "shall comply."

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

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