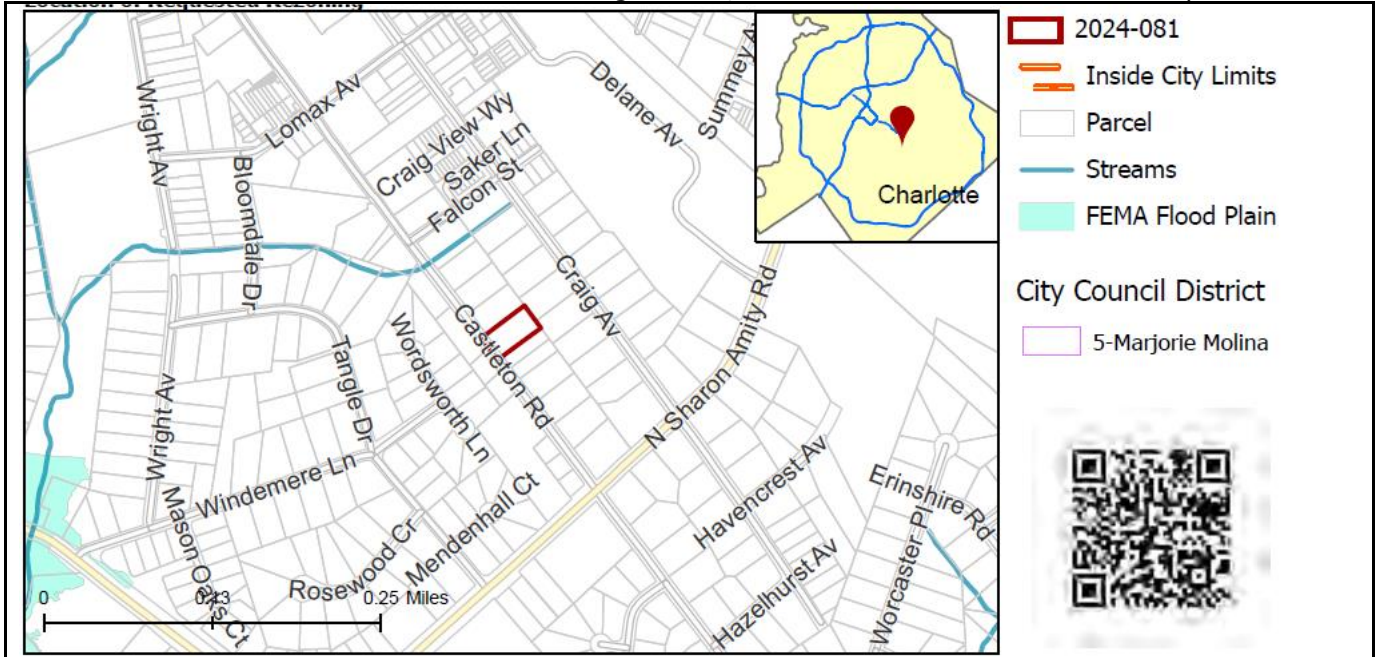


**REQUEST**

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

**LOCATION**

Approximately 0.461 acres located along the northeast side of Castleton Road, southwest of Craig Avenue, and northwest of North Sharon Amity Road.



**SUMMARY OF PETITION**

The petition proposes to allow all uses by right and under prescribed conditions on a parcel developed with a single-family home constructed in 1952.

**PROPERTY OWNER**

4339 Castleton Road LLC

**PETITIONER**

Caldwell Development LLC

**AGENT/REPRESENTATIVE**

Stephanie Holland – V3 Southeast

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 5

**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

- The proposed N1-C zone allows for the development of residential dwellings on lots of 6,000 square feet or greater and allows for modestly reduced setbacks and lot width when compared to the site’s current N1-A zoning designation. This will allow the site to be developed in a manner that is compatible with the existing N1-A zoning in the area while supporting the City’s housing goals.
- Both the current N1-A zoning district and the proposed N1-C district permit single-family, duplex, and triplex units, subject to certain prescribed conditions found in the UDO.

- The requested zoning district is consistent with the zoning of the abutting lot that was recently rezoned from N1-A to N1-C via petition 2023-086.
- Single-family detached homes on lots are the primary use in this Place Type. Accessory Dwelling Units are also found. Duplexes, triplexes, quadraplexes, and civic uses, such as parks, religious institutions, and neighborhood scaled schools, may also be found in this place type.
- A very well-connected local street network provides safe and direct access throughout the neighborhood and to and through the neighborhoods and adjacent Place Types. This street network helps disperse vehicular traffic and allows residents to walk or bike to transit and nearby destinations. Arterial streets also support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit or nearby destinations.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion

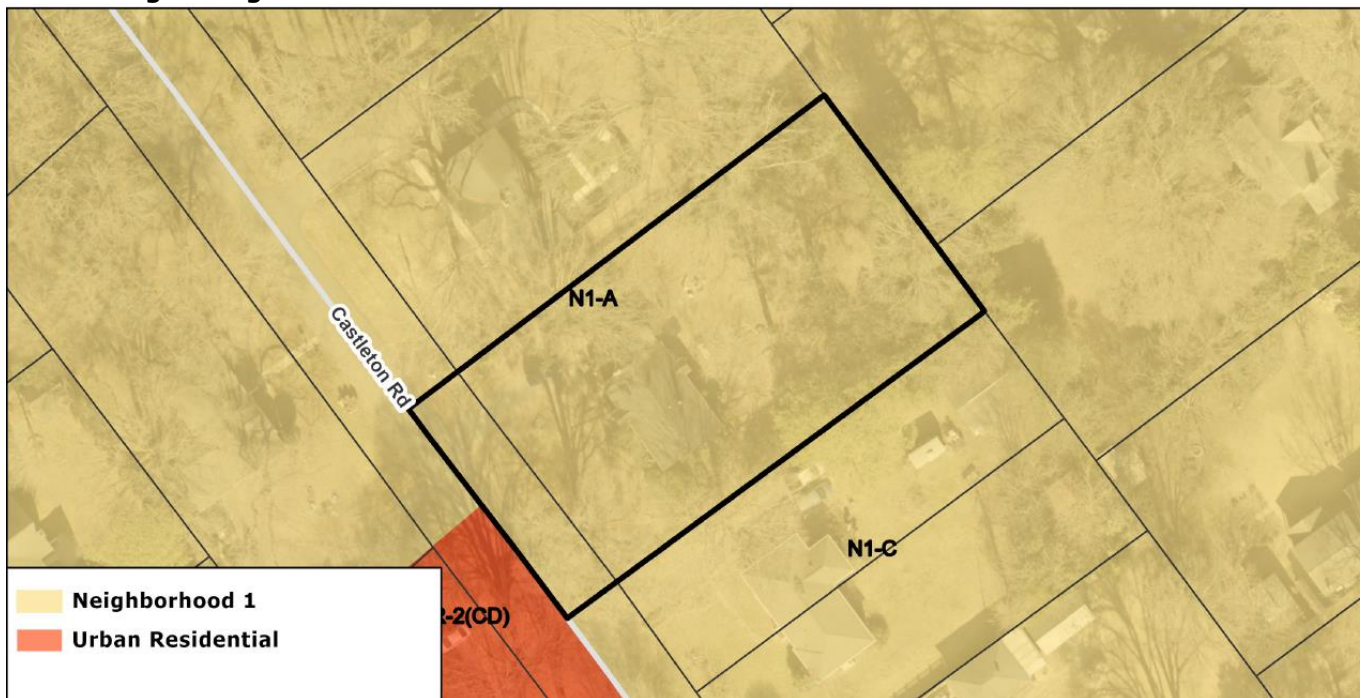
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

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

- Allow all uses by right and under prescribed conditions in the N1-C zoning district.

• **Existing Zoning**



The rezoning site is immediately surrounded primarily by single family residential homes, along with multi-family residential, and a vacant lot on lots zoned N1-A, N1-C, and UR-2(CD).





The site is developed with a single family home built in 1952.



North are single family homes and multi-family residential units.





East are single family homes.



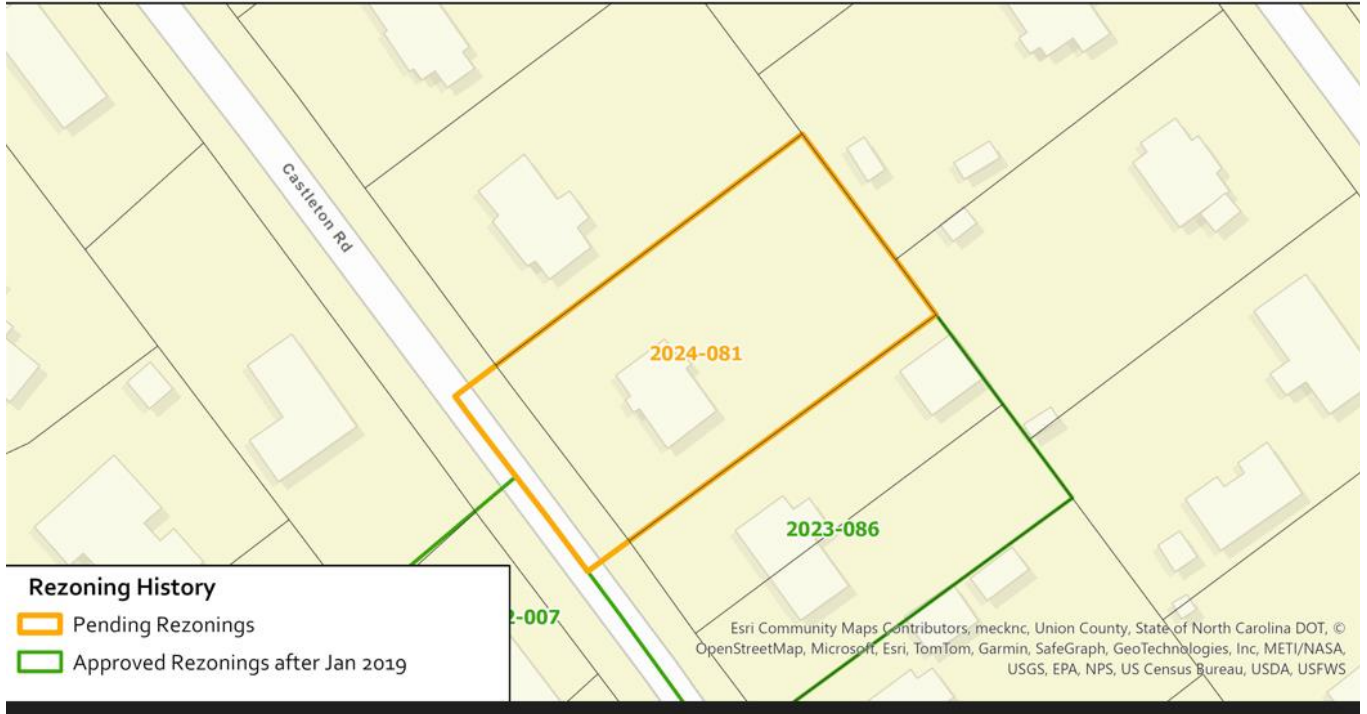
South are single family homes and a religious facility.





West are single family homes.

• **Rezoning History in Area**



| Petition Number | Summary of Petition            | Status   |
|-----------------|--------------------------------|----------|
| 2024-081        | Rezone .461 acres to N1-C.     | Pending  |
| 2023-086        | Rezoned .47 acres to N1-C.     | Approved |
| 2022-007        | Rezoned .34 acres to UR-2(CD). | 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 adjacent to Castleton Road, a City-maintained local street, north 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:**

- N/A

• **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 single family detached).

Proposed Zoning: Trip generation not provided for this zoning district for conventional rezonings.

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The N1-C zoning petition seeks to allow the rezoning of a single-family lot. The maximum development possible for this zoning type on a parcel of less than one half acre would be a triplex.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Billingsville Elementary at 83%
    - Cotswold Elementary at 52%
    - Alexander Graham Middle at 100%
    - Myers Park High at 119%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 2-inch water distribution main located 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](http://www.rezoning.org)
  - **Erosion Control:** No outstanding issues.
  - **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 outstanding issues.
  - **Stormwater Services Land Development Engineering:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry / City Arborist:** No outstanding issues.
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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Claire Lyte-Graham (704) 336-3782