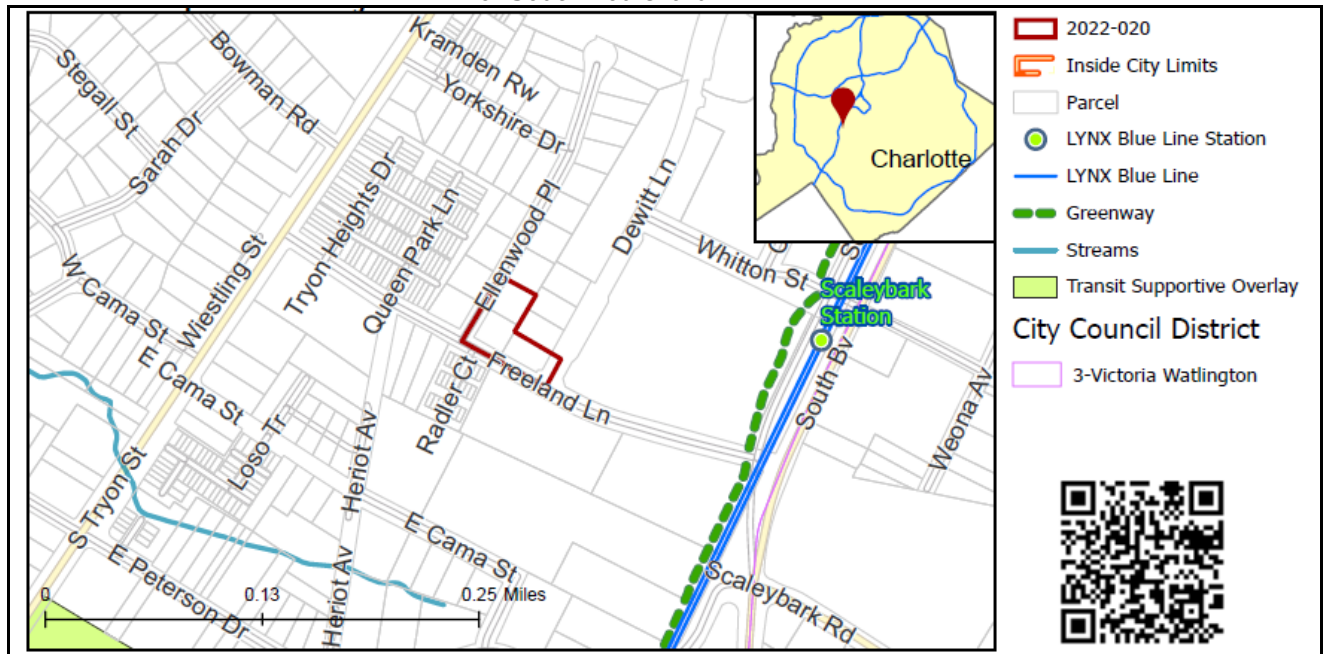


**REQUEST**

Current Zoning: R-5 (single family residential)  
Proposed Zoning: UR-3(CD) (urban residential, conditional)

**LOCATION**

Approximately 0.71 acres located on the west side of Dewitt Lane, east side of Ellenwood Place, and north side of Freeland Lane, west of South Boulevard.



**SUMMARY OF PETITION**

The petition proposes to redevelop three parcels with up to 16 residential units.

**PROPERTY OWNER**

Queens Park, LLC; Julie and Robert Keppner; Benjamin Dodd

**PETITIONER**

Denciti Partners, LLC

**AGENT/REPRESENTATIVE**

Eric Lemieux, Denciti Partners, LLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.

Number of people attending the Community Meeting: 20

**STAFF  
RECOMMENDATION**

Staff does not recommend approval of this petition in its current form.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map (2022) recommendation for Neighborhood 1.

Rationale for Recommendation

- The Neighborhood 1 Place Type is intended for areas where single family detached homes are the primary use but other residential building forms can also be accommodated such as duplexes, triplexes, and quadplexes. The proposed site plan in its current form allows for development that is more in line with development types that are found in the Neighborhood 2 Place Type and are inconsistent with the Neighborhood 1 Place Type.
- This site is adjacent to areas designated as Regional Activity Center and Community Activity Center, which aligns to those properties' TOD zoning districts. Any redevelopment on this site should provide an appropriate transition from the adjacent

Regional and Community Activity Center areas into the established Neighborhood 1 communities to the north and west.

- This petition would generate an increase in residential density on the three parcels while maintaining some design principles, such as a 40' height cap, that are consistent with single family building forms.
- This petition is in an area of established single family homes, and rapidly growing medium to high density development. Just a quarter mile away from the Scaleybark Station and abutting a neighborhood of long-standing single family development, this site must contend with the demands of a growing city while also being able to consider the interests of residents that have lived in the area for decades.
- Rezonings in areas such as this community where a grouping of a few lots of single family homes are redeveloped to more intense residential uses have the potential to negatively impact the surrounding neighbors and contribute to displacement that further exacerbates issues of equity and affordability. It is imperative that infill development projects such as this thoroughly examine any possible consequential burden to the community that may be generated as a result of the new development.
- Staff is requesting a commitment to a lower density building form as the project moves further into the community on Ellenwood Place (parcel 14901234) that better blends new development in with the existing single family homes adjacent to the site.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map (2022)*, from Neighborhood 1 to new Neighborhood 2 for the site.

## PLANNING STAFF REVIEW

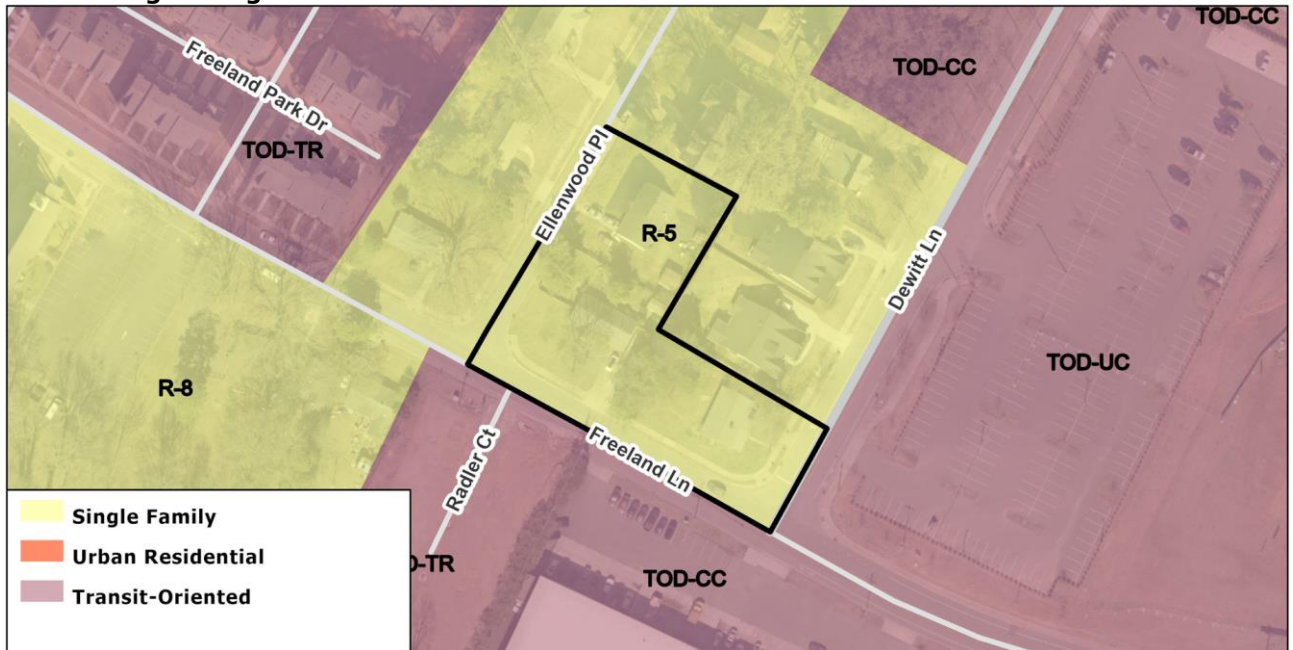
### • **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposes the development of up to 16 residential units with no more than 6 units in each building, with a minimum of 3 buildings on the site.
- The maximum height of each building is 40'. Side yards, rear yards, and front setbacks will comply with UR-3 ordinance standards.
- The residential structures will be placed within a build-to-zone of 0-20' beginning at the 18' setback from the proposed back of curb of the recessed on-street parking. A minimum build-to-percentage of 80% of each building's façade line will be located within the build-to-zone.
- Any surface parking spaces will be located to the rear of the buildings, and vehicular access to garages will be from the rear of the buildings, not facing a frontage or common open space.
- The residential structures will incorporate architectural elements such as usable porches and stoops, balconies, bay windows, and raised entries of 18" or greater above grade.
- Will comply with the City of Charlotte Post Construction Stormwater Ordinance and Tree Ordinance.
- Commits to provide either 400 square feet of private open space per unit or developing 10% of the site as usable common open space.
- All lighting will be full or semi cut off at a maximum height of 22'.
- Includes the following transportation and pedestrian provisions:
  - Commits to install an 8' planting strip and 8' sidewalk along Dewitt Lane, Freeland Lane, and Ellenwood Place.
  - Shall install a curb and gutter 32' from the existing centerline of Dewitt Lane to provide optional on-street parking adjacent to a standard bike lane per the Charlotte Streets Map. If the street parking is built out as depicted on the site plan, the petitioner will stripe a 5' bike lane and a 3' buffer between on-street parking and the bike lane.
  - Along Freeland Lane and Ellenwood Place, the petitioner will install a curb and gutter 20.5' from the existing centerlines to provide on-street parking.
  - For vehicular access to the site, the petitioner will either provide a two-way driveway along Ellenwood Place or Freeland Lane; or, alternatively, the petitioner will provide two one-way driveways with an ingress on Freeland Lane and egress on Ellenwood Place.
  - Commits to provide accessible ramps at both street intersections.

- Will dedicate and convey 48' of public ROW on Dewitt Lane with a 2' sidewalk utility easement from the proposed back of sidewalk.
- Will dedicate and convey 36.5' of public ROW along Freeland Lane and Ellenwood Place with a 2' sidewalk utility easement from the proposed back of sidewalk.

• **Existing Zoning and Land Use**



- The site is currently zoned R-5 and is in an area with single family residential, multi-family residential, warehousing, retail, and institutional uses.



- The subject site is denoted with a red star and Scaleybark Station is denoted with a red dot for context.





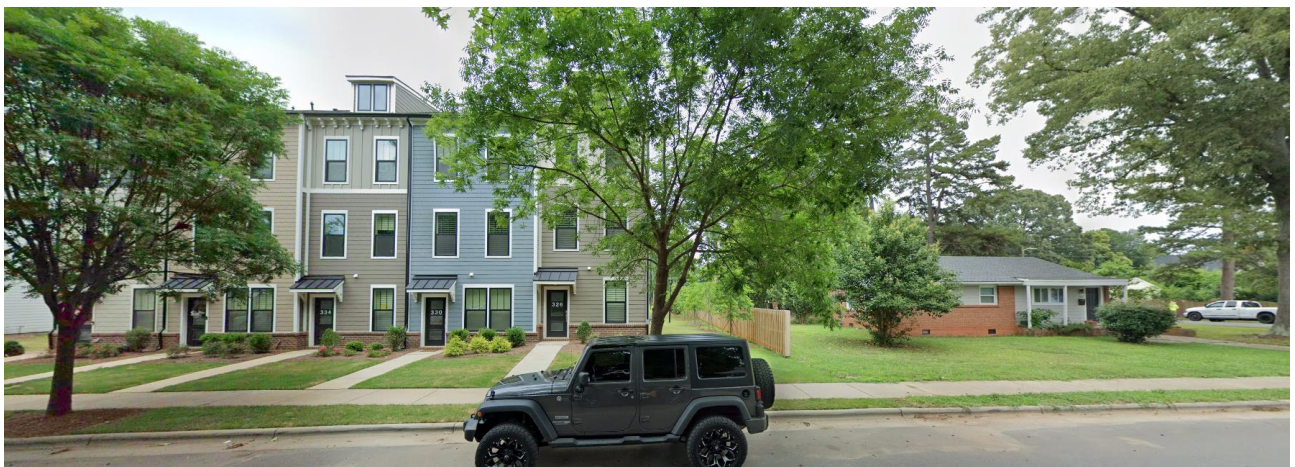
- North of the site are single family homes.



- The area east of the site is zoned TOD-UC and has a surface parking lot, but the parcel is largely vacant.



- South of the site are warehousing uses and a parcel that is being developed with townhomes.



- West of the site are single family homes and a townhome development.



- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-169	Amendment to zoning ordinance to replace 3 existing transit oriented development districts with 4 new transit oriented development districts and regulations. The amendment resulted in 3 existing conventional districts translating to the new TOD districts.	Approved
2019-102	Rezoned 1,771.18 acres under a range of zoning districts to TOD-UC, TOD-NC, TOD-CC, or TOD-TR.	Approved
2020-004	Rezoned 0.76 acres from R-8 to TOD-TR.	Approved
2020-013	Rezoned 0.613 acres from R-8 to UR-C((CD))	Approved

- Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 1 for the site.

- **TRANSPORTATION SUMMARY**

- The site is located on Freeland Lane, a City-maintained major collector, Ellenwood Place, a City-maintained local street, and Dewitt Lane, a City-maintained minor throughfare. In accordance with City Ordinances, Vision Zero, and Charlotte WALKS and BIKES Policies, the petitioner has committed to provide sidewalks along the site's public street frontages and provide a bike lane along Dewitt Lane.
- CDOT has no outstanding issues.
- **Active Projects:**
  - There are no active projects near the site.
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 25 trips per day (based on 3 dwelling units).
    - Entitlement: 30 trips per day (based on 3 dwelling units).
  - Proposed Zoning: 30 trips per day (based on 0.725 acres of multi-family).

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

- **Charlotte Area Transit System:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 1 student, while the development allowed under the proposed zoning may produce 2 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 1.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Dilworth (Sedgefield Campus K-2) at 56%
    - Dilworth (Latta Campus 3-5) at 54%
    - Sedgefield Middle at 68%
    - Myers Park High at 120%.
- **Charlotte Water:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry / City Arborist:** No comments submitted.

**OUTSTANDING ISSUES**

Land Use

1. Provide a building form for proposed units on parcel 14901233 that better aligns with the Neighborhood 1 Place Type such as a duplex or triplex, and more closely align the building with the setback of existing single family homes.

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





**Planner:** Holly Cramer (704) 353-1902




## Goals Relevant to Rezoning Determinations

### Rezoning Petition # 2022-020

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when **Policy Mapping** is completed and adopted (anticipated early 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	<b>Goal 1: 10- Minute Neighborhoods</b> All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.	✓
	<b>Goal 2: Neighborhood Diversity &amp; Inclusion</b> Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.	✓
	<b>Goal 3: Housing Access for All</b> Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.	X
	<b>Goal 4: Trail &amp; Transit Oriented Development (2-TOD)</b> Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.	✓

	<p><b>Goal 5: Safe &amp; Equitable Mobility</b></p> <p>Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	
	<p><b>Goal 6: Healthy, Safe &amp; Active Communities</b></p> <p>All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	
	<p><b>Goal 7: Integrated Natural &amp; Built Environments</b></p> <p>Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	<p>N/A</p>
	<p><b>Goal 8: Diverse &amp; Resilient Economic Opportunity</b></p> <p>Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	<p>N/A</p>
	<p><b>Goal 9: Retain Our Identity &amp; Charm</b></p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>X</p>
	<p><b>Goal 10: Fiscally Responsible</b></p> <p>Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	<p>N/A</p>