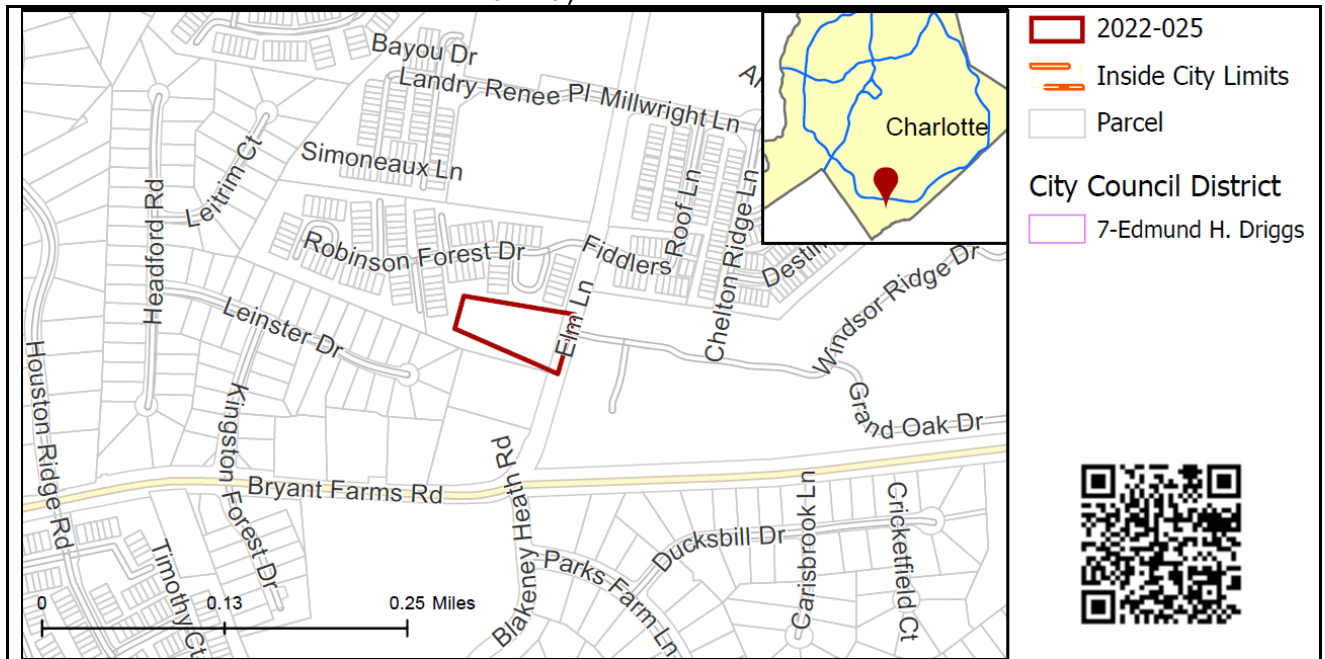


**REQUEST**

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

**LOCATION**

Approximately 1.42 acres located on the west side of Elm Lane, north of Bryant Farms Road, and south of Ballantyne Commons Parkway.



**SUMMARY OF PETITION**

The petition proposes to redevelop the existing single family parcel with a residential community with up to 17 single family attached dwellings in south Charlotte.

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**

Hemby Mary Barry Robinson  
Elm Lane THD, LLC  
Collin Brown & Brittany Lins/ Alexander Ricks

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 7.

**STAFF**  
**RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for the Neighborhood 1 Place Type

Rationale for Recommendation

- The parcel is an infill parcel with 1 single family home that was not redeveloped along with the surrounding development.
- The methodology for developing the Policy Map prioritized current R-3 zoning and was not a parcel specific evaluation.
- The site is surrounded by Neighborhood 2 place type and zoning for single family attached uses.
- The proposed single family attached development is more in character and compatible with the surrounding development than single family detached homes.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities
  - 9: Retain Our Identity & Charm

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

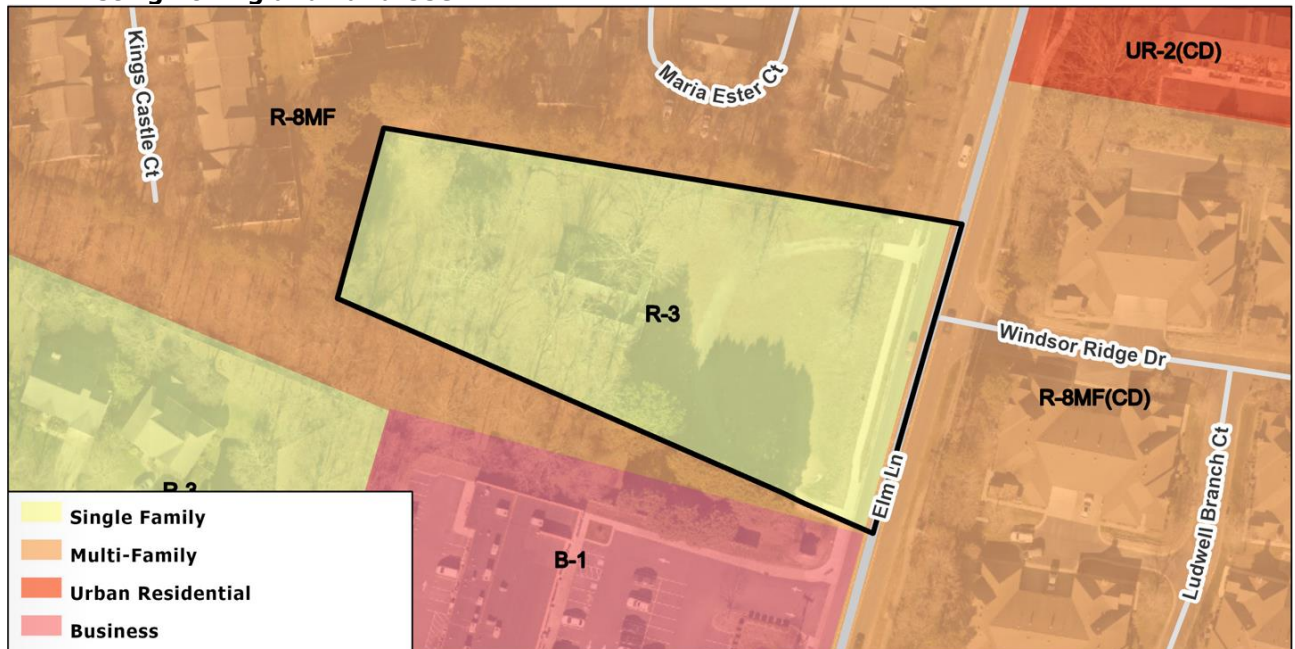
## PLANNING STAFF REVIEW

### • Proposed Request Details

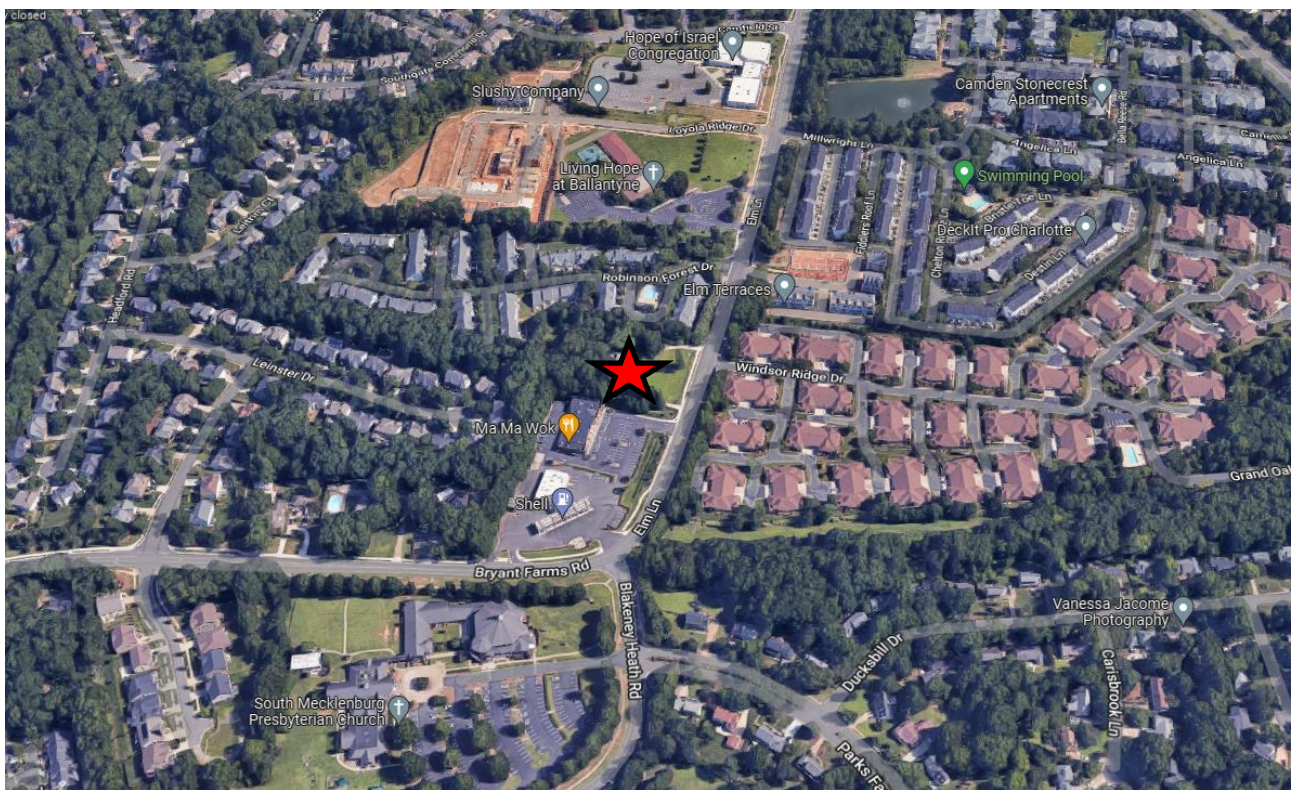
The site plan accompanying this petition contains the following provisions:

- Allows up to 17 single family attached dwelling units.
- Maximum building height of 48 ft.
- Minimum building setback of 30 ft from proposal back of curb.
- Access to the site from Elm Ln. via a shared internal drive.
- Constructs an 8 ft wide planting strip and 8 ft wide sidewalk along Elm Ln frontage.
- Constructs a northbound left turn lane on Elm Ln into the site.
- Commits to provide 3 visitor parking spaces.
- Provides architectural standards related to exterior building materials, roof design, porches and stoops, units per building, blank walls, raised entrances, screening and fencing.
- Commits to a minimum of 6,115 sqft of usable common open space areas amenitized with benches, enhanced landscaping or other similar amenities.

### • Existing Zoning and Land Use



There are a mix of uses in the area with a couple commercial uses to the south, institutional uses to the north and south and single family attached residential to the east and west. The nearest single family homes are south of the site accessed from Blakeney Heath and Bryant Farms Roads.



The site (indicated by the red star above) is in an area with a mix of uses.



The site is developed with a single family home.



North and west of the site are single family attached homes in the Tyler Woods community. This development encircles the site with units to the north and west an area of common open space to the south.

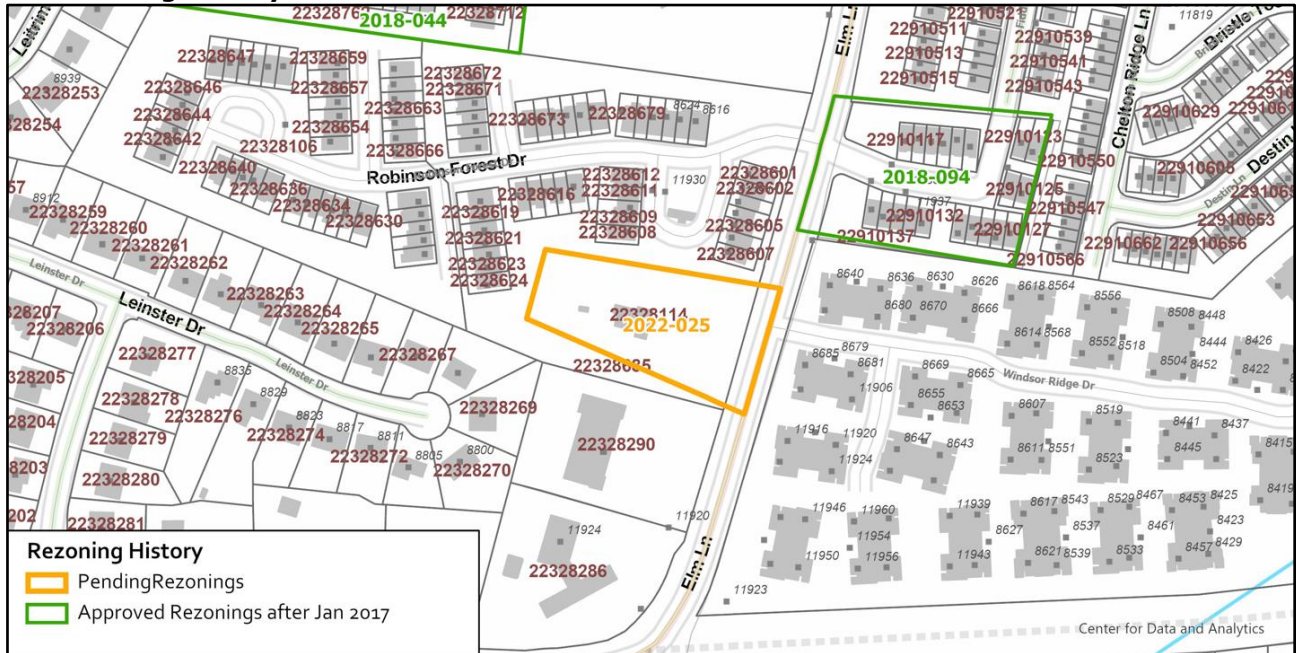


East of the site, across Elm Ln., are single family attached homes.



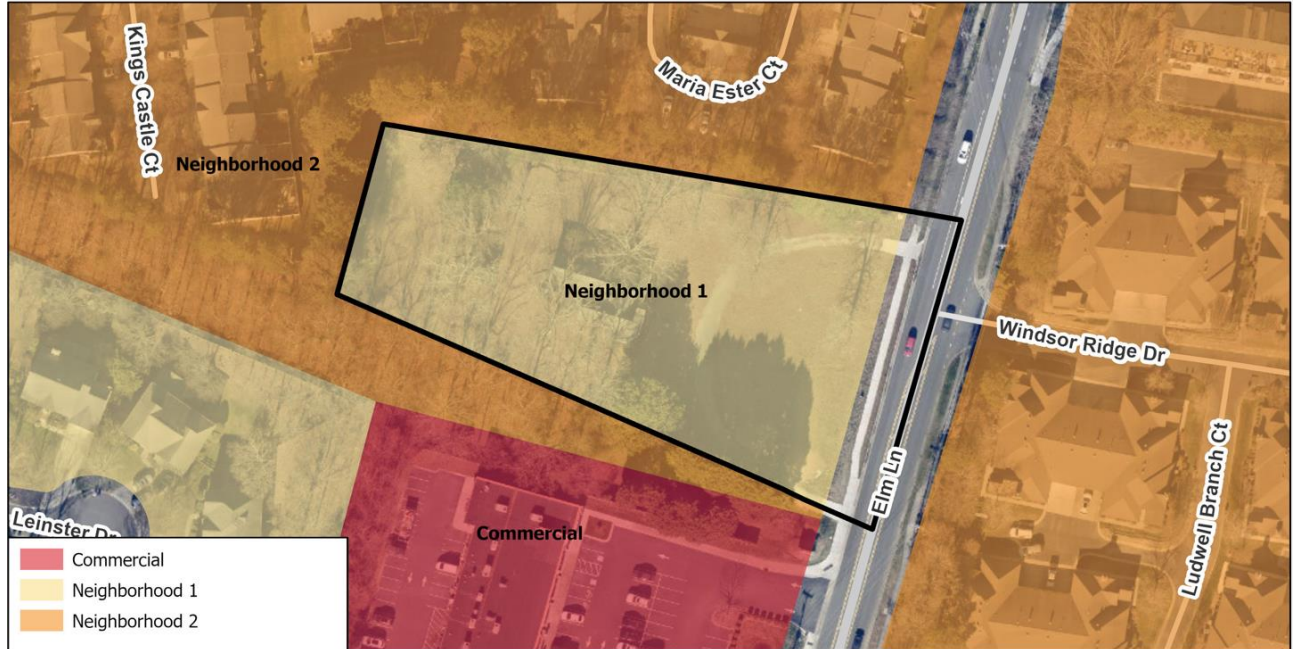
South of the site, just past the surrounding common open space is commercial uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-044	7.5 acres north of the site on the west side of Elm Ln to UR-2(CD) for up to 61 single family attached dwelling units.	Approved
2018-094	2.03 acres northeast of the site on the east side of Elm Ln to UR-2(CD) for up to 20 single family attached dwelling units.	Approved

- **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located on the west side of Elm Lane, a State-maintained Minor-thoroughfare, north of Bryant Farms Road. A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the site generating less than 2,500 daily trips. The petitioner commits to installing an 8-ft sidewalk and an on-street bike lane, along the site's frontage, in accordance with Charlotte WALKS and Charlotte BIKES Council-adopted policies. Additional site plan commitments include the construction of a left-turn lane on Elm Lane into the site per NCDOT standards, and dedicating right-of-way on Elm Lane. CDOT has no outstanding issues.

- **Active Projects:**

- Bryant Farms Road Extension, Ph1
    - The project will extend Bryant Farms Road from Elm Lane to Rea Road. It will also improve the intersection at Elm Lane and Rea Road. Bryant Farms Road is on the thoroughfare plan to be extended from Elm Lane to Ardrey Kell Road.
    - Current Phase: Design
    - Estimated Construction Completion Date: Late 2024
    - Project Manager contact info. Imad Fakhreddin, (980)423-8477

- **Transportation Considerations**

- See Outstanding Issues, Note 1. Addressed.

- **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 40 trips per day (based on 4 dwelling units).

Proposed Zoning: 80 trips per day (based on 17 dwelling units).

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

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **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 development allowed under the existing zoning could generate 3 students, while the development allowed under the proposed zoning may produce 6 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 3 students.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:

- Hawk Ridge Elementary at 128%
- Jay M. Robinson Middle at 126%
- Ardrey Kell High at 166%.
- **Charlotte Water:** Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding accessibility to sewer system connections. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along Elm Rd. No outstanding issues.
- **Erosion Control:** No outstanding issues.
- **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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry / City Arborist:** ~~See Requested Technical Revisions Note 3.~~ **Addressed.**

**OUTSTANDING ISSUES**Transportation

1. ~~Label and dimension proposed bike lane on site plan and add conditional note committing to construction of bicycle facilities.~~ **Addressed**

**REQUESTED TECHNICAL REVISIONS**Site and Building Design

2. ~~Add the word "building" SB to label for setback along Elm Lane.~~ **Addressed**

Environment

3. ~~Remove "tree save requirements" from note I.4 as tree save area shall be per Ordinance.~~ **Addressed**

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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