

**1. Development Data Table**

Site Acreage:	±0.725
Tax Parcels:	14901233, 14901234, 14901235
Existing Zoning:	R-5
Proposed Zoning:	UR-3(CD)
Existing Uses:	Single-family, detached
Proposed Uses:	Duplex, triplex, quadraplex, single-family or multi-family attached dwellings, Planned multi-family
Number of Units:	Shall not exceed 16 dwellings
Residential Density:	Shall not exceed 22.1 DUA
Floor Area Ratio:	Shall not exceed 2.00
Max. Building Height:	See Development Standards
Max. No. of Buildings:	4
No. of Parking Spaces:	Shall meet Ordinance requirements
Ratio of Parking Spaces:	1 space/unit off-street or on-street
Open Space:	400 sf of private open space per each dwelling or 10% of site as usable common open space

**2. General Provisions**

- a. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Denciti Partners, LLC (the "Petitioner") to accommodate the development of an approximately 0.725 acre site located on the northwest corner of the intersection of DeWitt Lane and Freeland Lane, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 149-012-33, 149-012-34, and 149-012-35.
- b. Development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-3 zoning district shall govern the development and use of the Site.
- c. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site.
- d. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback and yard requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Alterations and modifications shall be in accordance with Section 6.207 of the Ordinance.
- e. A potential development area is depicted on the Rezoning Plan. All principal and accessory buildings located on the Site shall be located within the potential development area. Parking areas may be located within the development area and as permitted under the Ordinance.
- f. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

**3. Permitted uses**

- a. Uses allowed within the Rezoning Plan included within this Petition are those uses that are permitted within the UR-3 zoning district as related to the establishment of up to 16 residential dwelling units on the Site. However, those uses shall be limited as described within the following Development Standards and as generally indicated within this petition.

**4. Transportation**

- a. Petitioner shall install CLDSM standard 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.
- b. Petitioner shall install CLDSM standard curb and gutter 20.5' from the existing centerlines of Freeland Lane and Ellenwood Place to provide on-street parking per CLDSM Commercial Wide Street Typical Section.
- c. Potential vehicular access to the Site may be provided from Ellenwood Place and/or Freeland Lane, and the final access management design shall be coordinated with CDOT during the permitting process upon review of the final site plan submitted for permitting. The potential access locations are designated with arrows on the Rezoning Plan.
- d. Petitioner shall coordinate with CDOT to provide two accessible ramps at the public street intersections of both Ellenwood Place & Freeland Lane and DeWitt Lane & Freeland Lane. Upon final site plan design, the locations of these accessible ramps will be coordinated during permitting to provide a pedestrian street crossing to approved land development project: LDUTODTR-2021-00004.
- e. Proposed on-street parking will be constructed in accordance with CLDSM std. no. 50.09.
- f. Prior to the issuance of the first certificate of occupancy, Petitioner shall dedicate and convey 48' of public right-of-way to the City, measured from the existing centerline of DeWitt Lane. A 2' sidewalk utility easement will be dedicated from proposed back of sidewalk.
- g. Prior to the issuance of the first certificate of occupancy, Petitioner shall dedicate and convey 36.5' of public right-of-way to the City, per CLDSM Commercial Wide Street Typical Section, measured from the existing centerlines of Freeland Lane and Ellenwood Place. A 2' sidewalk utility easement will be dedicated from proposed back of sidewalk.
- h. All transportation improvements will be approved and constructed before the Site's first certificate of occupancy is issued.

**5. Architectural Standards**

- a. In addition to design provisions contained within the district regulations of the Zoning Ordinance for the UR-3 district, the development of the Site will be governed by the following provisions and standards produced by the Petitioner and which will be binding on the development of the Site.
- b. The petitioner shall limit the maximum base height of each residential structure on Site to 40' adjacent to existing single-family uses.
- c. Building setbacks will be provided a minimum of 18' from future back of curb, as depicted on the Rezoning Plan.
- d. The proposed building design shall meet the standards of section 15.3.2 of the Ordinance.

**6. Streetscape and Landscaping**

- a. A minimum 8-foot planting strip and a minimum 8-foot sidewalk shall be installed along the Site's frontages on DeWitt Lane, Freeland Lane, and Ellenwood Place as generally depicted on the Rezoning Plan.
- b. Off-street surface parking lots and vehicle drive aisles, if provided, shall not be located in front of any building façade along any public right-of-way frontage. Off-street surface parking lots shall be screened per section 15.6.3 of the Ordinance.

**7. Environmental Features**

- a. The Petitioner shall comply with the City of Charlotte Tree Ordinance.
- b. The Petitioner shall comply with the City of Charlotte Post Construction Ordinance.

**8. Lighting**

- a. All exterior lighting will shall meet the requirements per section 15.9.D of the Ordinance.

**9. Binding Effect of the Rezoning Documents and Definitions**

- a. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- b. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.



**DENCITI PARTNERS**

PETITION ADDRESS

**3834  
DEWITT LN**

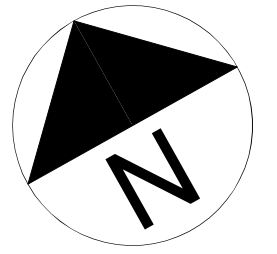
CHARLOTTE, NC  
28217

**REZONING  
PETITION NO.  
2022-020**

SUBMITTALS

NO.	ISSUE	DATE
1	SITE PLAN	06.27.22

NORTH ARROW



0' 10' 20' 40'  
PLAN SCALE | 1"=20'

SHEET TITLE

**SITE PLAN**

SHEET #

**RZ-1**