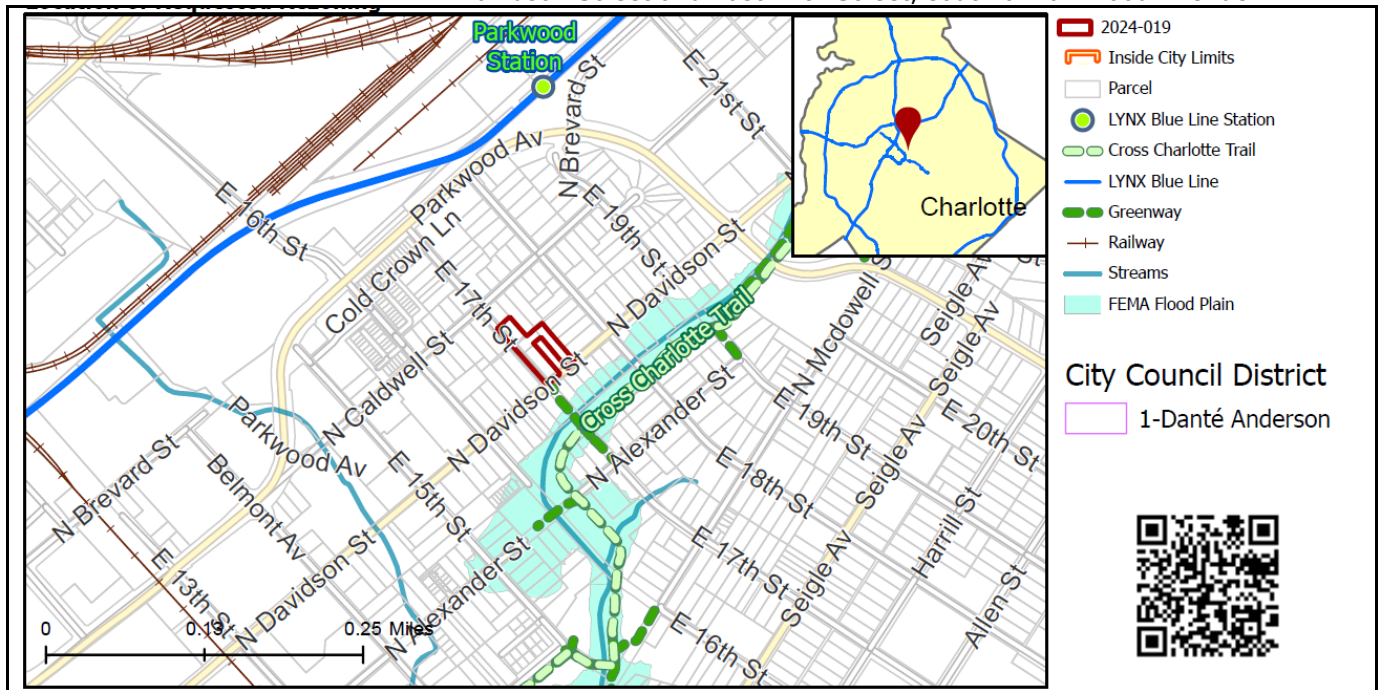


**REQUEST**

Current Zoning: UR-2(CD) (urban residential, conditional)  
 Proposed Zoning: N1-D (neighborhood 1 - D) and N1-E (neighborhood 1 - E)

**LOCATION**

Approximately 0.56 acres located at the northeast intersection of North Davidson Street and East 17th Street, south of Parkwood Avenue.



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the N1-D and N1-E districts on parcels that are currently vacant.

**PROPERTY OWNER**

517 East 17<sup>th</sup>, LLC

**PETITIONER**

517 East 17<sup>th</sup>, 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: 3

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for Neighborhood 1.

Rationale for Recommendation

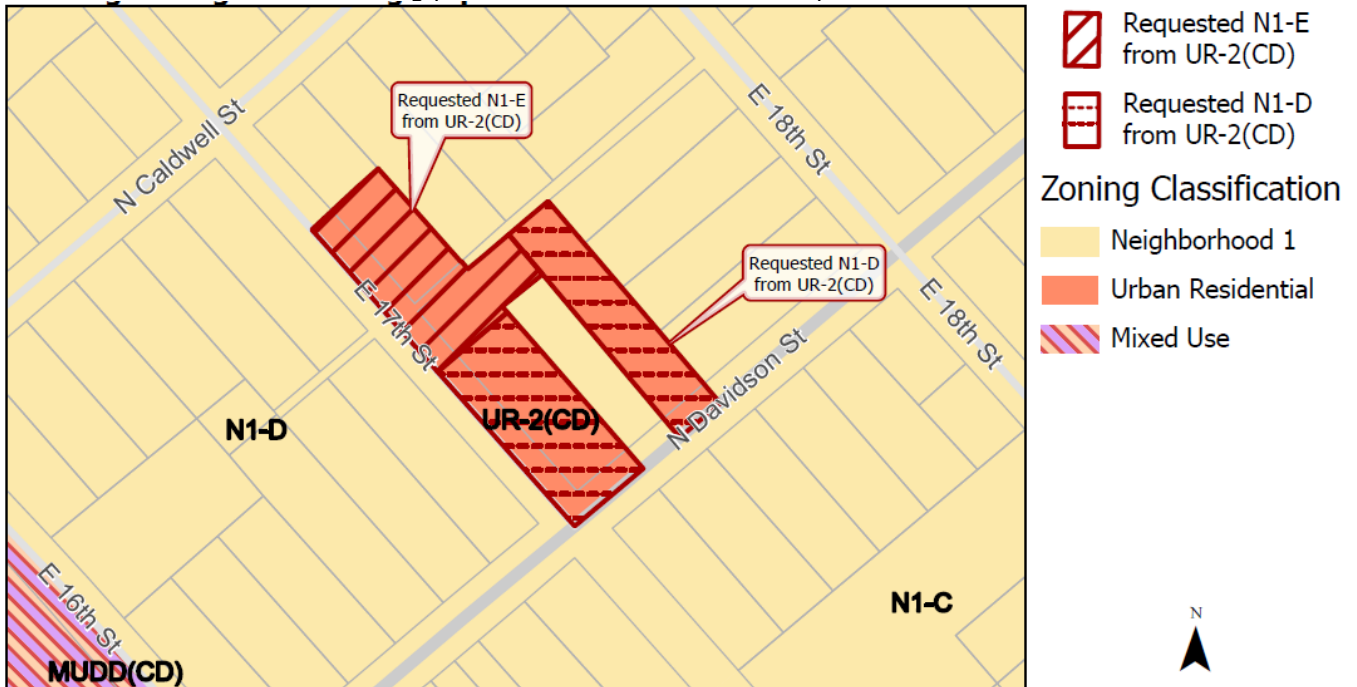
- This rezoning area is located in a part of the Optimist Park neighborhood that is primarily zoned N1-D and developed with single family homes in an area just south of the existing LYNX Blue Line with close proximity to denser activity centers east and west of the subject site.
- The existing conditional plans that were approved in 2019 and 2020 as petitions 2018-012 and 2019-126 proposed denser building forms than currently exist within the block. Bringing the site back under a zoning district that matches the rest of the block would allow for more compatible land uses but also maintain flexibility in building forms as a result of the N1-D and N1-E districts allowing for duplexes and triplexes.

- The proposed zoning districts are consistent with the recommended Neighborhood 1 Place Type. The existing UR-2(CD) plan entitles building forms and a site design that are inconsistent with the Neighborhood 1 Place Type.
- The N1-D and N1-E zoning districts allow for the same single family uses but differ slightly on standards such as minimum lot size and width. As a result, the N1-E district is being sought for two parcels in the rezoning area that would not be able to develop under the N1-D district because of the dimensional constraints of the lots.

**PLANNING STAFF REVIEW**

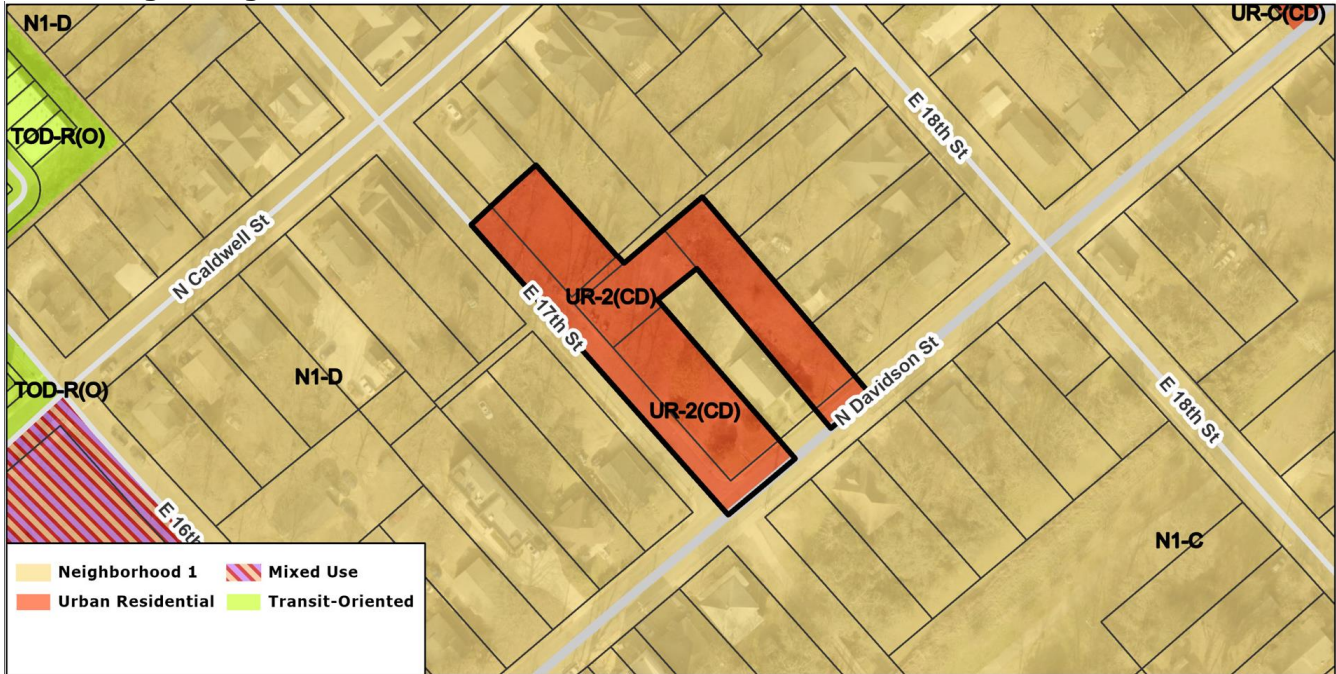
• **Proposed Request Details**

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

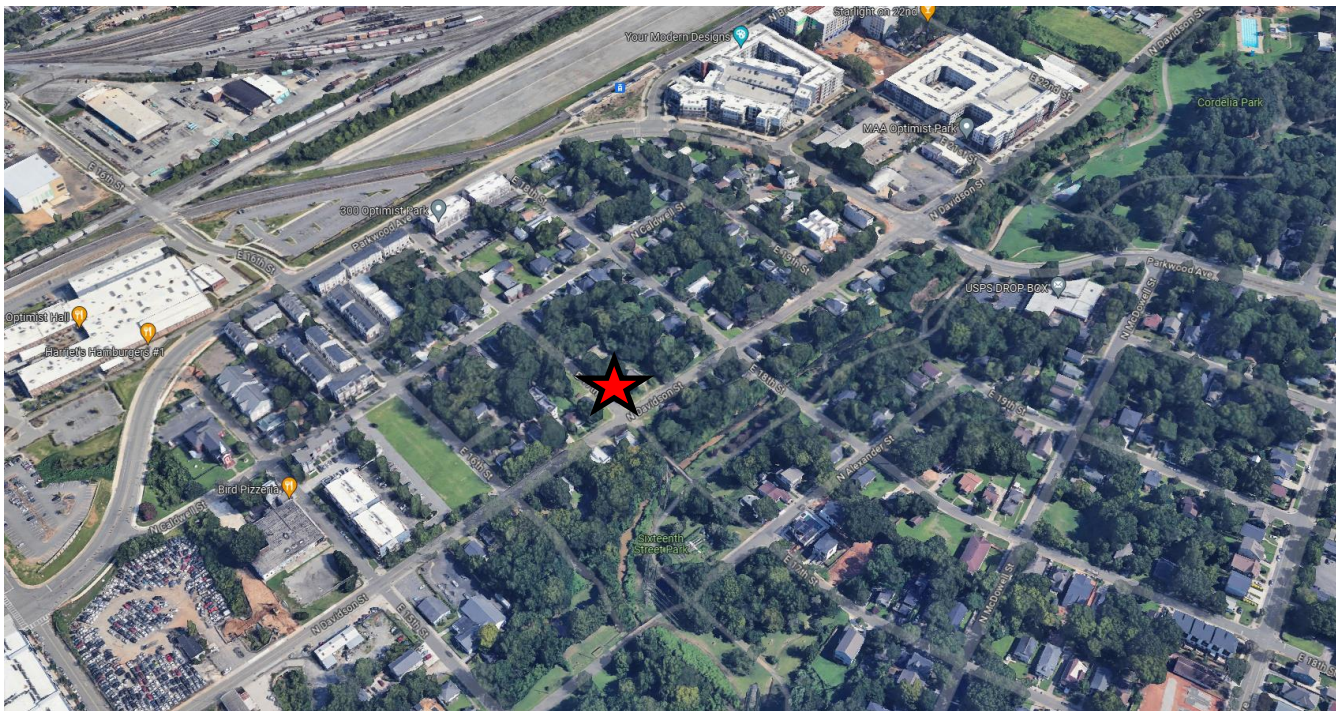


- The proposal would allow for all uses permitted by-right and under prescribed conditions in the N1-D district for parcels 081-072-05 and 081-072-07; allows for all uses permitted by-right and under prescribed conditions in the N1-E district for parcels 081-072-02 and 081-072-06.

• Existing Zoning



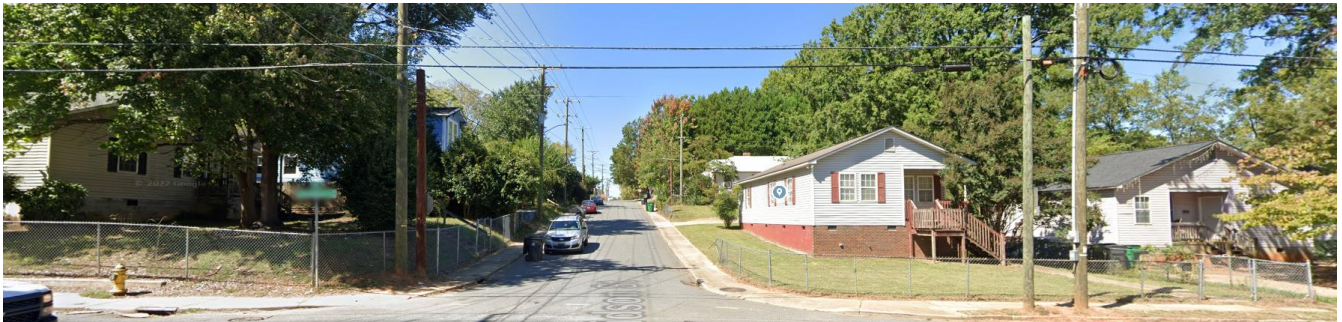
- Three of the site's four parcels (081-072-07, 081-072-06, and 081-072-02) were most recently rezoned in May of 2020 to UR-2(CD) from R-8. Parcel 081-072-05, at the corner of North Davidson Street and East 17th Street, was rezoned in May of 2019 to UR-2(CD) from R-8. The subject site is in an area with N1-D, N1-C, UR-C(CD), MUDD(CD), and various TOD zoning districts.



- The subject site is denoted with a red star and is in an area with single family residential, commercial, multi-family residential, and mixed-use development.



- North of the site are single family homes.



- East of the site are single family homes.

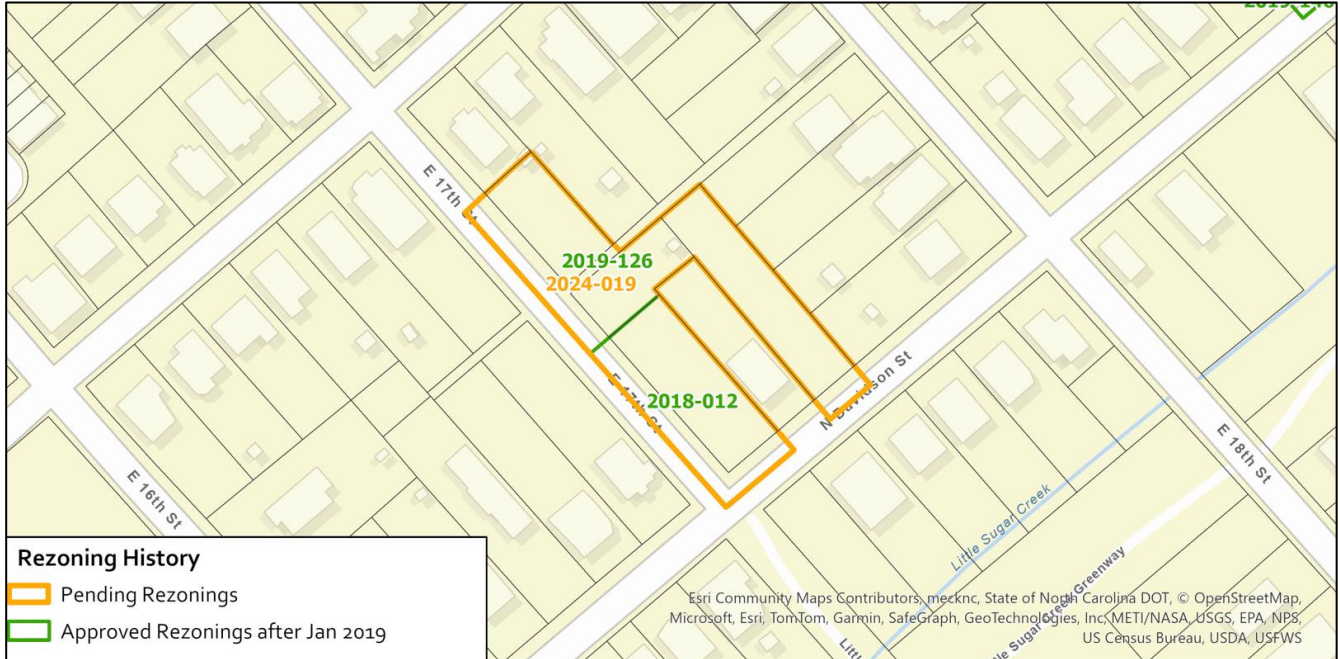


- South of the site are single family homes.



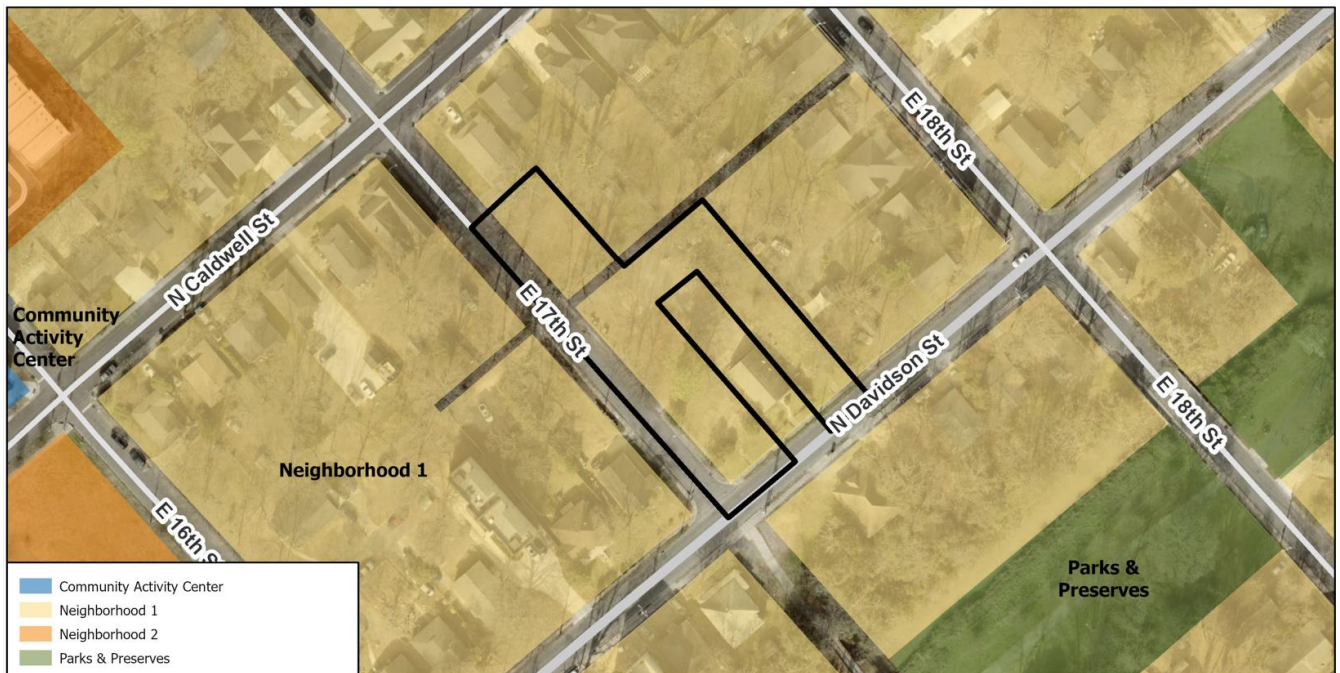
- West of the site are single family homes.

**Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-012	Rezoned 0.17 acres from R-8 to UR-2(CD).	Approved
2019-026	Rezoned 0.40 acres from R-8 to UR-2(CD).	Approved

**Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Neighborhood 1.

**TRANSPORTATION SUMMARY**

- The site is located at the intersection of North Davidson Street, a City-maintained arterial, and 17<sup>th</sup> Street, a City-maintained local street. 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:**
  - Parkwood Avenue Streetscape
    - Railroad bridge to Davidson Street and provide better access to the Parkwood Avenue light rail station by adding medians with pedestrian refuges, signals, lighting, new sidewalks, bike lanes, and street trees.
    - Scheduled to be completed in late 2024.
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (this site is vacant).
    - Entitlement: 140 trips per day (based on 21 dwelling units).
  - Proposed Zoning: Trip generation is unavailable for these conventional districts.

#### DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined. Existing school utilization percentages are as follows:
  - Villa Heights Elementary currently at 88%
  - Eastway Middle currently at 105%
  - Garinger High currently at 100%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along N Davidson St and an existing 6-inch water distribution main along E 17th St. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along N Davidson St and an existing 8-inch gravity sewer main located along E 17th St. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **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 comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Holly Cramer (704) 353-1902