

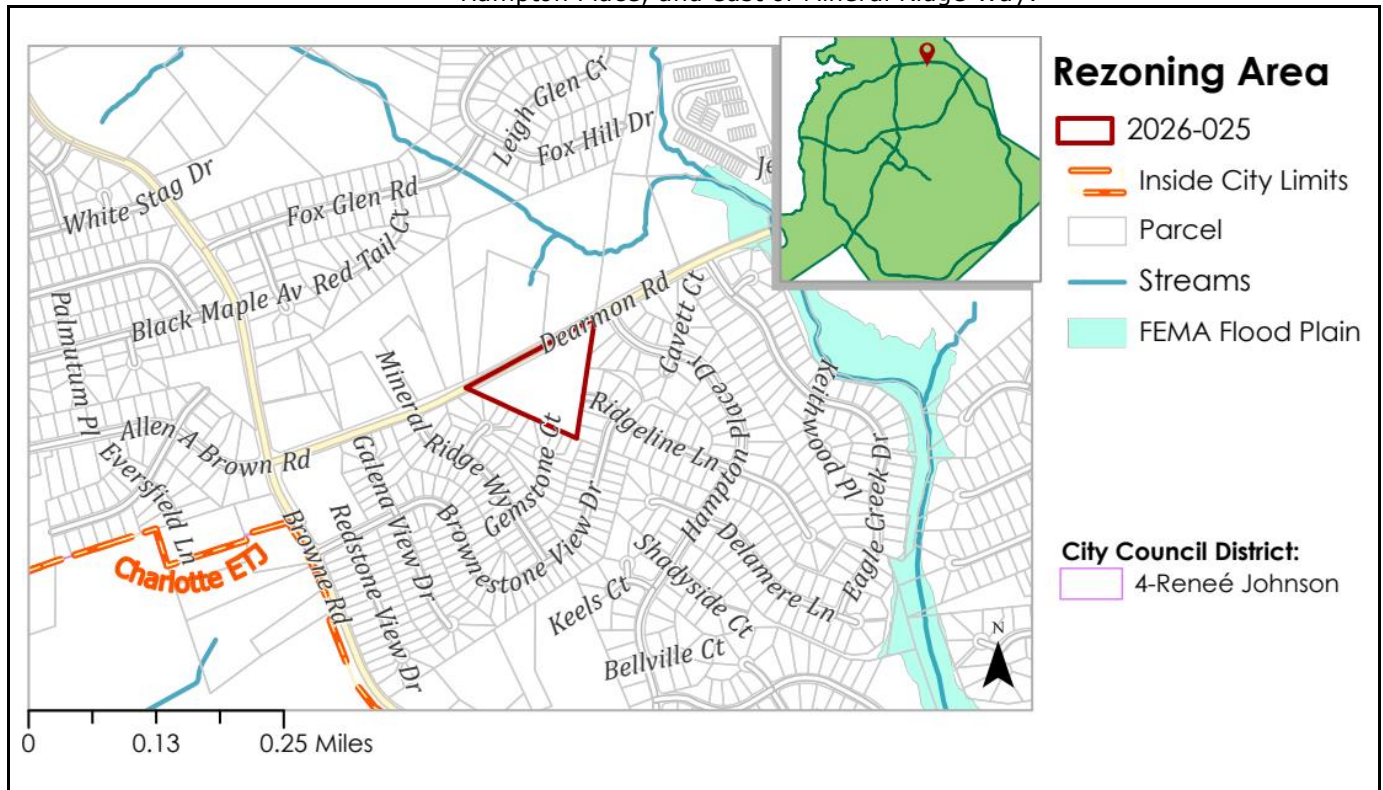
REQUEST

Current Zoning: INST (CD) (Institutional, Conditional)
Proposed Zoning: N1-E (Neighborhood 1-E)

LOCATION

Address: 12010 DeArmon Road, Charlotte, NC 28269

Approximately 3.80 acres located south of DeArmon Road, west of Hampton Place, and east of Mineral Ridge Way.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the N1-E zoning district. The parcel was previously developed with a single family home.

PROPERTY OWNER

Derita Masonic Lodge 715

PETITIONER

Olympia & Wright Homes

AGENT/REPRESENTATIVE

Collin Brown and Brittany Lins, Alexander Ricks, PLLC

COMMUNITY MEETING

The community meeting was held on Wednesday May 7, 2026, and 2 people from the community attended.

The community meeting report notes that items discussed at the meeting included the broader development considerations, including transportation and connectivity, surrounding uses, and market realities. It was noted that the parcel's triangular shape creates development challenges, so the Petitioner is seeking a more flexible residential zoning district to account for lot sizes similar to some of the surrounding single-family homes. The petitioner explained that Ridgeline Lane terminates at the site boundary and would typically be required to extend through the property in compliance with the Subdivision Ordinance, regardless of the rezoning request. The full meeting report is available online.

**STAFF
RECOMMENDATION**

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

Plan Consistency

The petition is **inconsistent** with the goals and policies of the *North Middle & Outer Community Plan*.

Rationale for Recommendation

- The requested N1-E zoning district does not align with the established development pattern or the prevailing neighborhood character surrounding the subject property.
- The existing context is defined by larger lot single-family detached homes, with adjacent lots averaging approximately 11,000 square feet and average lot widths of 60 feet. This development pattern contributes significantly to the established character, and overall scale of the neighborhood.
- In contrast, the proposed N1-E zoning district allows a minimum lot size of only 3,000 square feet—nearly half the size of the existing surrounding lots. This represents a substantial departure from the lot pattern that has historically shaped the area. The resulting development pattern would be smaller in scale and intensity, and therefore not compatible with the established neighborhood context.
- The Place Type 5 criteria establish standards to ensure that new development is compatible with surrounding residential patterns by evaluating factors such as lot size and configuration, street frontage types, and the location of the parcel within the block (e.g., mid-block or corner), with the goal of maintaining cohesive neighborhood character.
- Staff requests that the petitioner modify the request to a less intense Neighborhood 1 zoning district. A conditional plan may also be necessary to understand how the petition appropriately blends into the existing development.

PLANNING STAFF REVIEW

- **Background and Zoning District Summary**

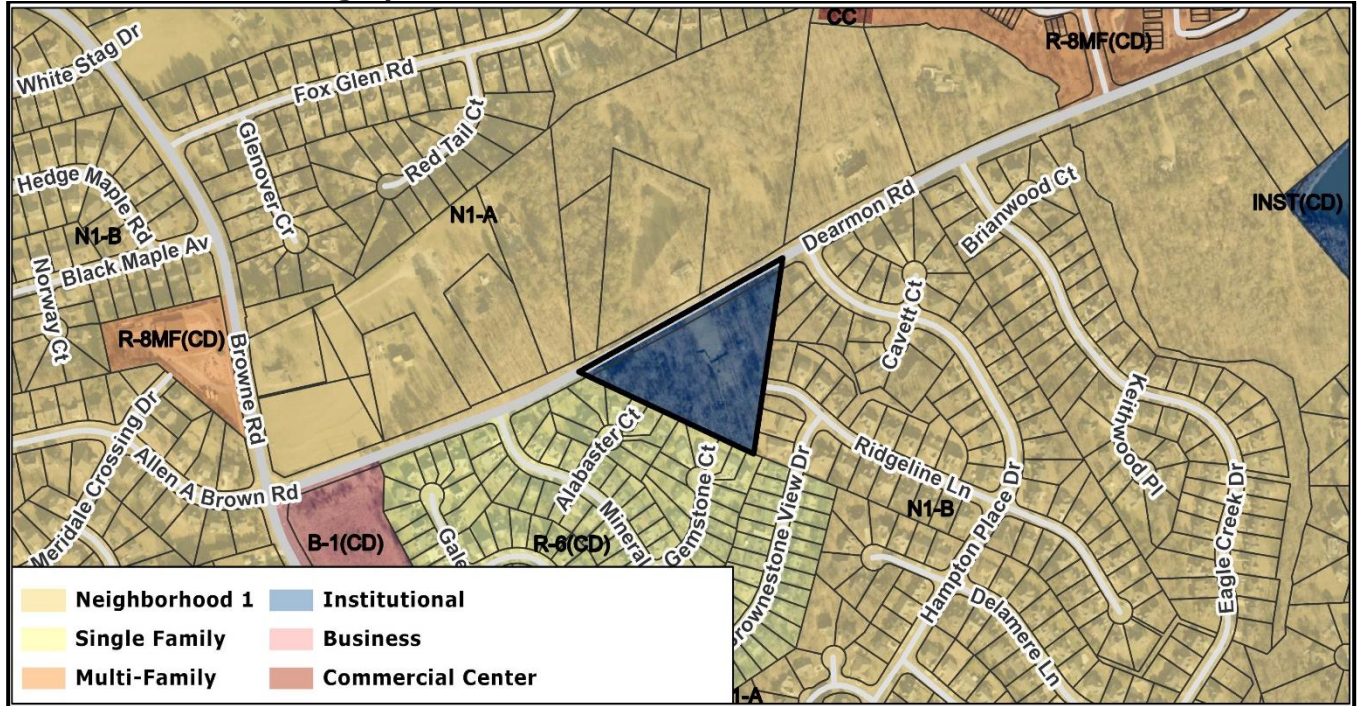
- Existing Zoning:
 - INST (CD) (Institutional, Conditional): This legacy district is subject to conditional rezoning 2016-089, allowing a 5,600-square-foot Masonic lodge.
- Proposed Zoning:
 - N1-E: This district allows for single family, duplex, triplex, and quadraplexes in some situations, as well as a limited number of other uses on lots that are 3,000 square feet or greater.

- **Proposed Request Details**

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

Neighborhood 1 Zoning District Lot Standards						
	N1-A	N1-B	N1-C	N1-D	N1-E	N1-F
Minimum Lot Area	10,000	8,000	6,000	3,500	3,000	3,000
Minimum Lot Width	70'	60'	50'	40'	30'	30' ; MF:50'
Minimum Front Setback	27'	27'	17'	17'	10'	17'
Minimum Side Setback	5'	5'	5'	5'	5'	5'
Minimum Rear Setback	40'	35'	30'	25'	20'	20'
Maximum Residential Height	48'	48'	40'	40'	40'	48'

- **Site Context and Imagery**



- The site is currently zoned INST (CD) (Institutional, Conditional). The surrounding zoning districts include Neighborhood 1-A, Neighborhood 1-B, R-8(CD) (Single Family Residential, conditional), B-1(CD) (Neighborhood Business, Conditional), and R-8MF(CD) (Multi-family Residential, Conditional).



The site (denoted by red star) is located south of DeArmon Road, west of Hampton Place, and east of Mineral Ridge Way. The surrounding uses are single family homes.



A view of the site from DeArmon Road.



The property to the north across DeArmon Road is developed with a single family home.



The property to the south along Gemstone Court is developed with single family homes.



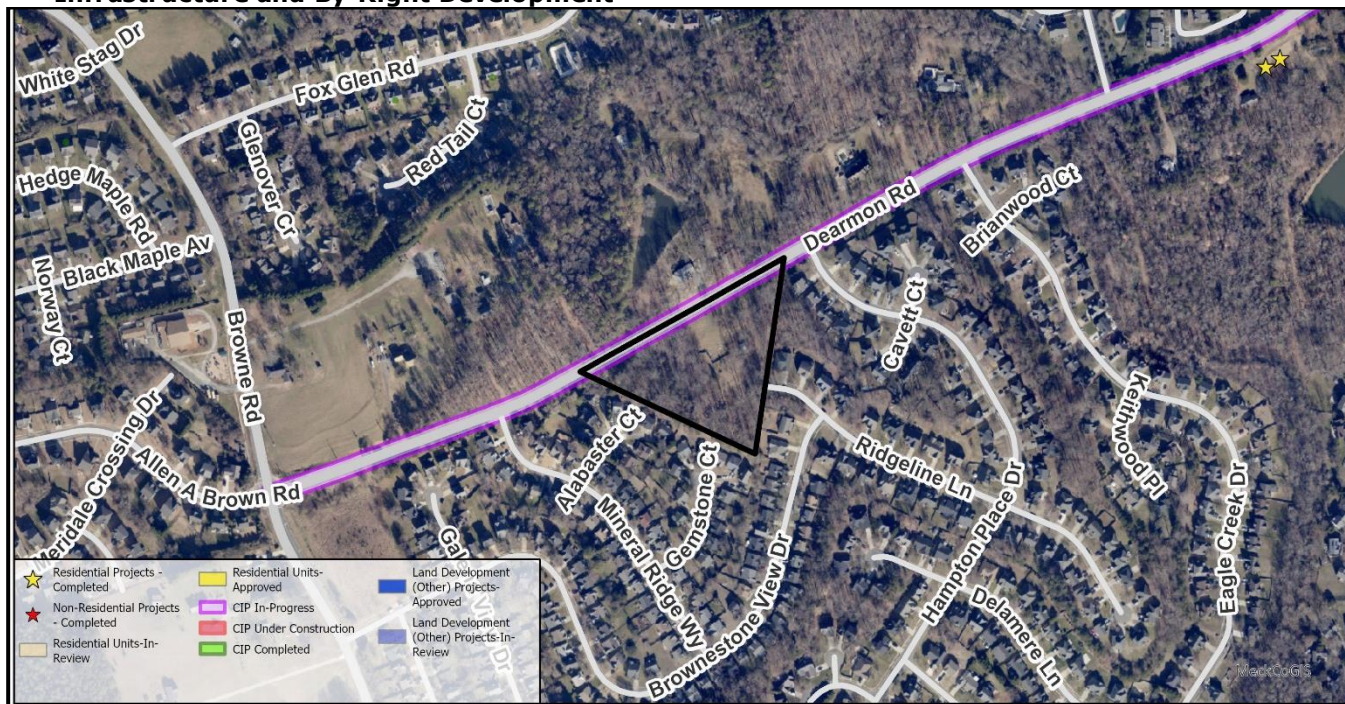
The property to the east along Ridgeline Lane is developed with single family homes.

• **Rezoning History in Area**



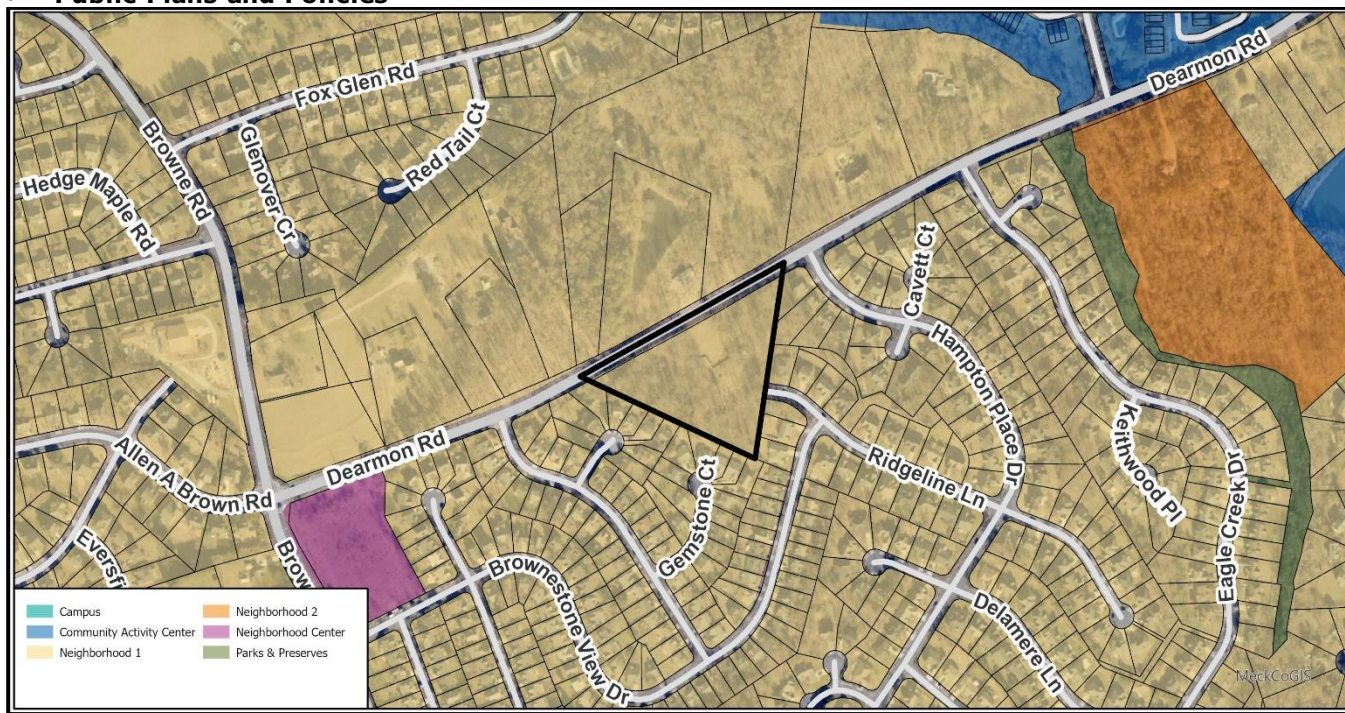
Petition Number	Summary of Petition	Status
2026-014	Proposes to rezone 3.07 acres from B-1(CD) (Neighborhood Business, Conditional) to N1-F (Neighborhood 1-F, Conditional) to allow up to 27 multi-family attached units.	Pending

• Infrastructure and By-Right Development



- This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).
- More information on the specific projects in this area can be found using [Development Near Me](#)

• Public Plans and Policies



- The *North Middle & Outer Community Area Plan* and accompanying *2040 Policy Map* recommends the Neighborhood 1 Place Type. The proposed rezoning is in alignment with the adopted Neighborhood 1 Place Type.
 - Neighborhood 1 places are the lower density housing areas across Charlotte, where most of the city's residents live, primarily in single-family or small multi-family homes or ADUs.

- Petitions requesting a higher Neighborhood 1 zoning classification than established in the area are reviewed using the Creating Complete Communities policy guidance. This framework outlines key criteria to help ensure that the scale and massing of new development or redevelopment fits within established areas. While not exhaustive, these criteria guide staff's analysis. The table below summarizes how they apply to the proposed change for this site.

Place Type-5 Criteria Creating Complete Communities Recommendations	Site Information
Existing Lot Patterns in the Area	The petition may not reflect the established lot pattern in the context of the surrounding area, resulting in a development pattern that is not compatible with the surrounding neighborhood character. Existing lot patterns consist of large lot single family detached homes much larger than maximum lot sizes in an N1-E districts.
Average Lot Dimensions	Average existing lot sizes are approximately 11k sq feet adjacent to subject property. Proposed district of N1-E has a minimum lot size of 3k sq ft and will not match the character of the surrounding area.
Road Frontage Classification	The petition meets the road frontage classification being located on an arterial road.
Location of the Subject Parcel	Proposed parcel is located along an arterial road but is mid-block in an N1 Place type. The site is adjacent on all sides to existing single family residential development. The property is within a ½ mile of an activity center. Parcel is also adjacent to stub street on Ridgeline Road.

• INFRASTRUCTURE COMMENTS

• Charlotte Department of Transportation

- The site is located adjacent to DeArmon Road, a City-maintained arterial street, west of Hampton Place Drive, a City-maintained collector 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:**
 - CIP - DeArmon Rd Streetscape
 - External Project Description: Construct turn lanes, sidewalk, bicycle lanes, medians, curb and gutter, and streetlighting.
 - Limits: Browne Rd to Benfield Rd
 - Project Number: PM51216017
 - Project Phase: Utility Relocation
 - Estimated construction start date: April 2028
 - Estimated Completion Date: TBD
 - CDOT GM: Bailey Lankford
 - GS GM: Kristie Kennedy
 - Project Type: City Street – Streetscape
 - TIP - HL-0112
 - Route: SR 2479 (DeArmon Road)
 - Description: SR 2475 (Benfield Road) to SR 2480 (Browne Road). Construct complete street improvements.
 - Mode: Highway
- Transportation Considerations:**
 - No outstanding issues.
- Vehicle Trip Generation:**
 - Current:
 - Existing Use: 15 trips per day (based on 1 single family dwelling unit).
 - Existing Zoning Entitlements: 50 trips per day (based on 5,600 sq.ft. fraternal lodge).
 - Proposed Zoning: 239 trips per day (based on 239 single family dwelling units).

- **Storm Water Services**
 - **Considerations:**
 - Reviewed, no comments.
 - **Charlotte Water**
 - Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along DeArmon Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along DeArmon Road.
 - **Considerations:**
 - See advisory comments at www.rezoning.org
 - **Charlotte-Mecklenburg Schools**
 - Due to a lack of specific information at this time, we are unable to determine impact on school utilization.
 - Blythe Elementary currently at 110% utilization.
 - JM Alexander Middle currently at 85% utilization.
 - North Mecklenburg High currently at 103% utilization.
- Considerations:** See advisory comments at www.rezoning.org
- **Charlotte Area Transit System**
 - **Considerations:**
 - Reviewed, no comments.

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** Reviewed, no comments.
- **Charlotte Department of Solid Waste Services:** Reviewed, no comments.
- **Charlotte Fire Department:** Reviewed, no comments.
- **Erosion Control:** Reviewed, no comments.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** Reviewed, no comments.

MECKLENBURG COUNTY COMMENTS

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** Reviewed, no comments.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Site and Building Design

1. Provide a conditional plan and revise request to a less intense N1 district to better align with established development patterns.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Michael Russell (704) 353-0225