

Rezoning Petition No. 2023-115

Eastgroup Properties, Petitioner

Community Meeting

November 9, 2023

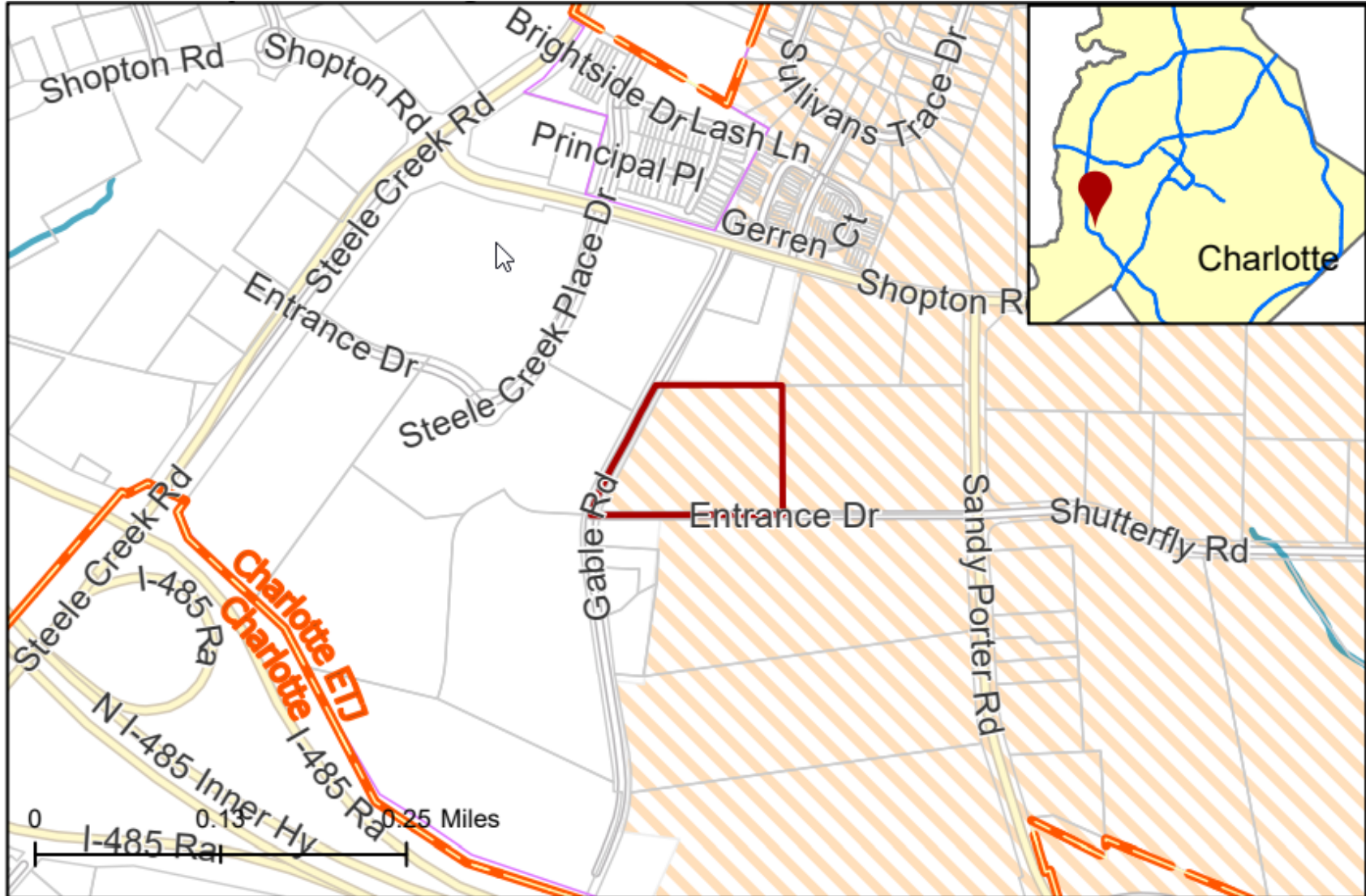
Team

- Ron Coffey, Eastgroup Properties
- John Ratliff, Eastgroup Properties
- John Coleman, Eastgroup Properties
- Nina Speed, Robinson, Bradshaw & Hinson
- John Carmichael, Robinson, Bradshaw & Hinson

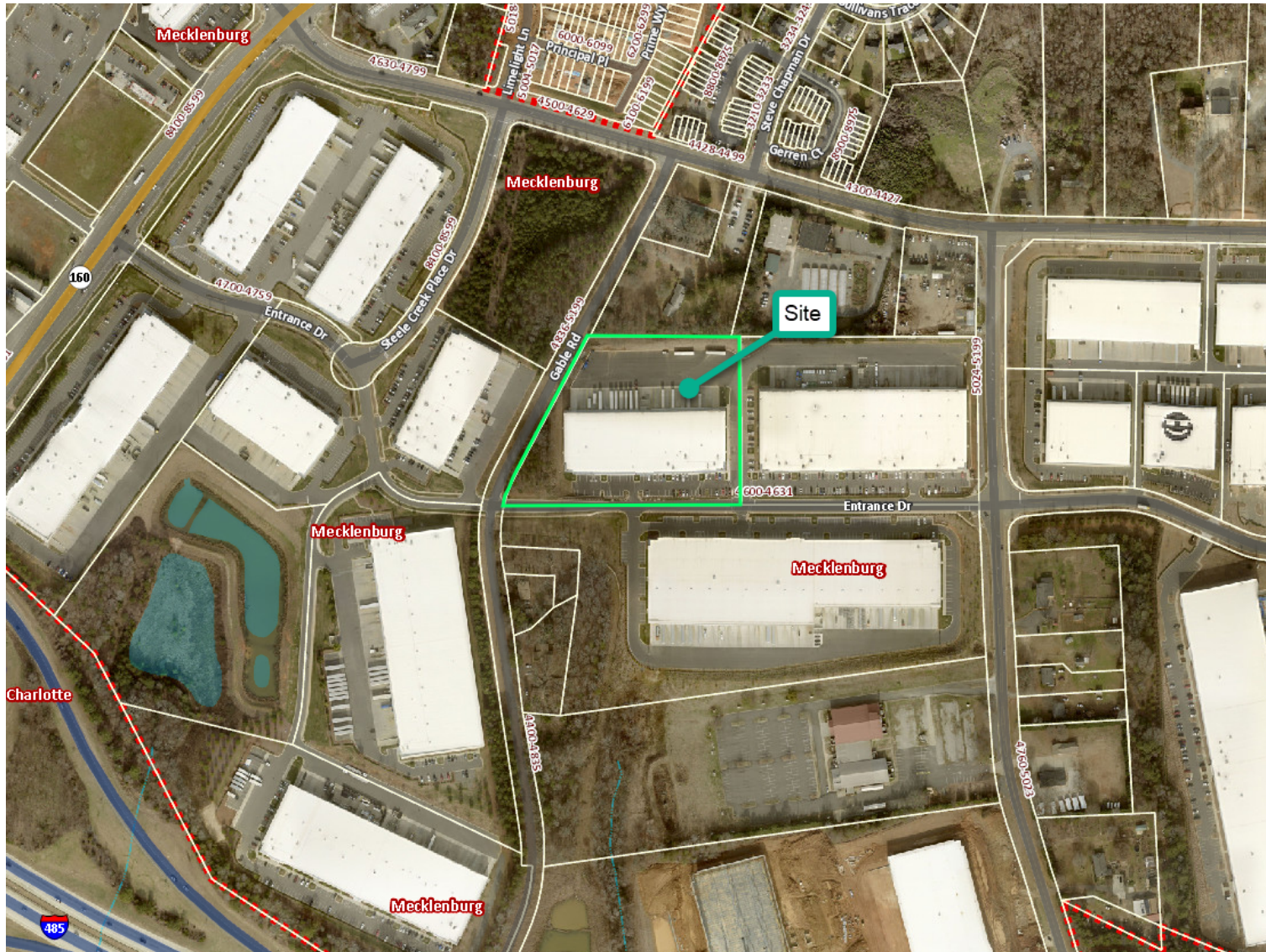
Current Rezoning Schedule

- Public Hearing: Monday, December 18, 2023 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, January 2, 2024 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Tuesday, January 16, 2024 at 5:00 PM at the Charlotte-Mecklenburg Government Center

Site – 5.716 Acres



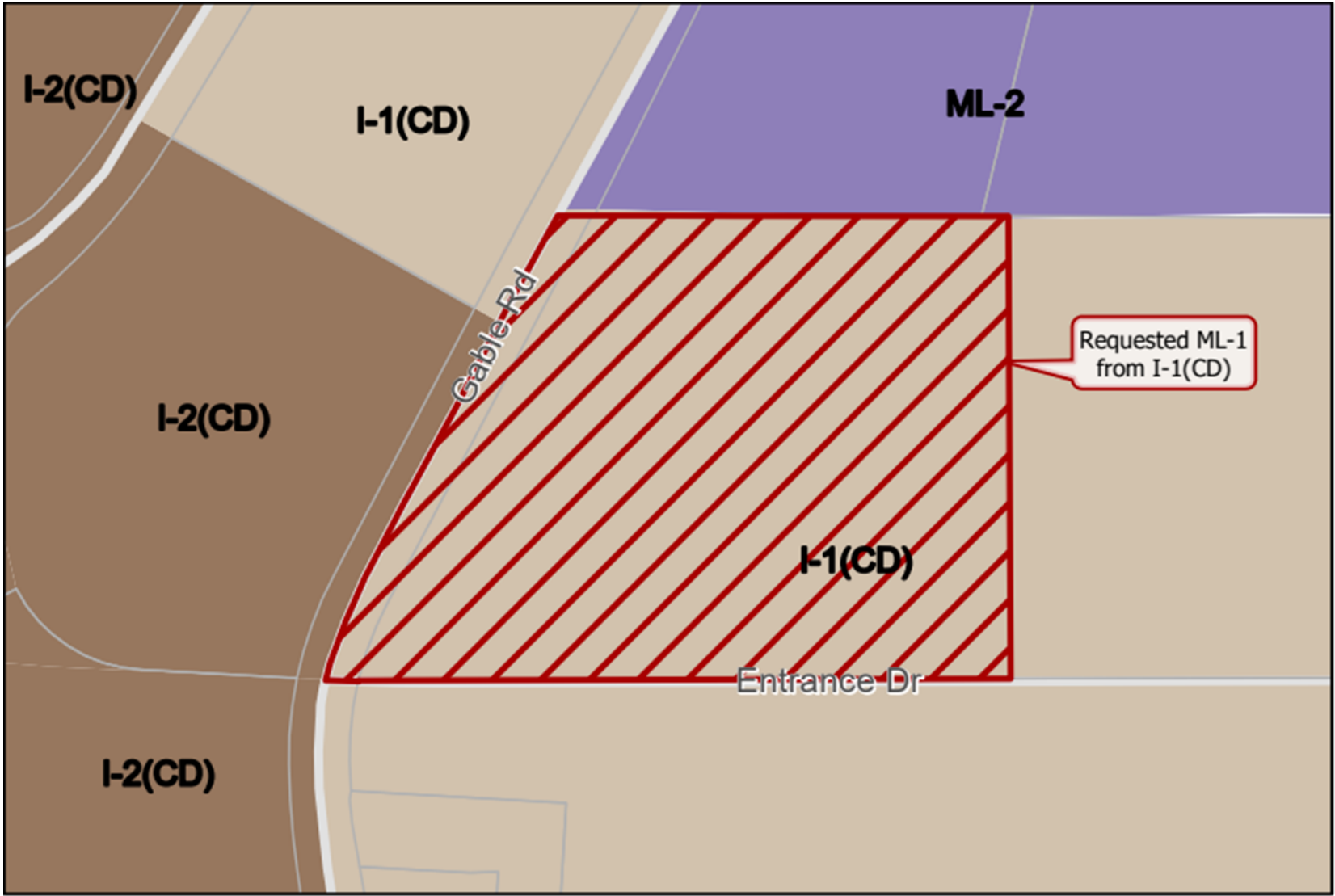
Site



Site



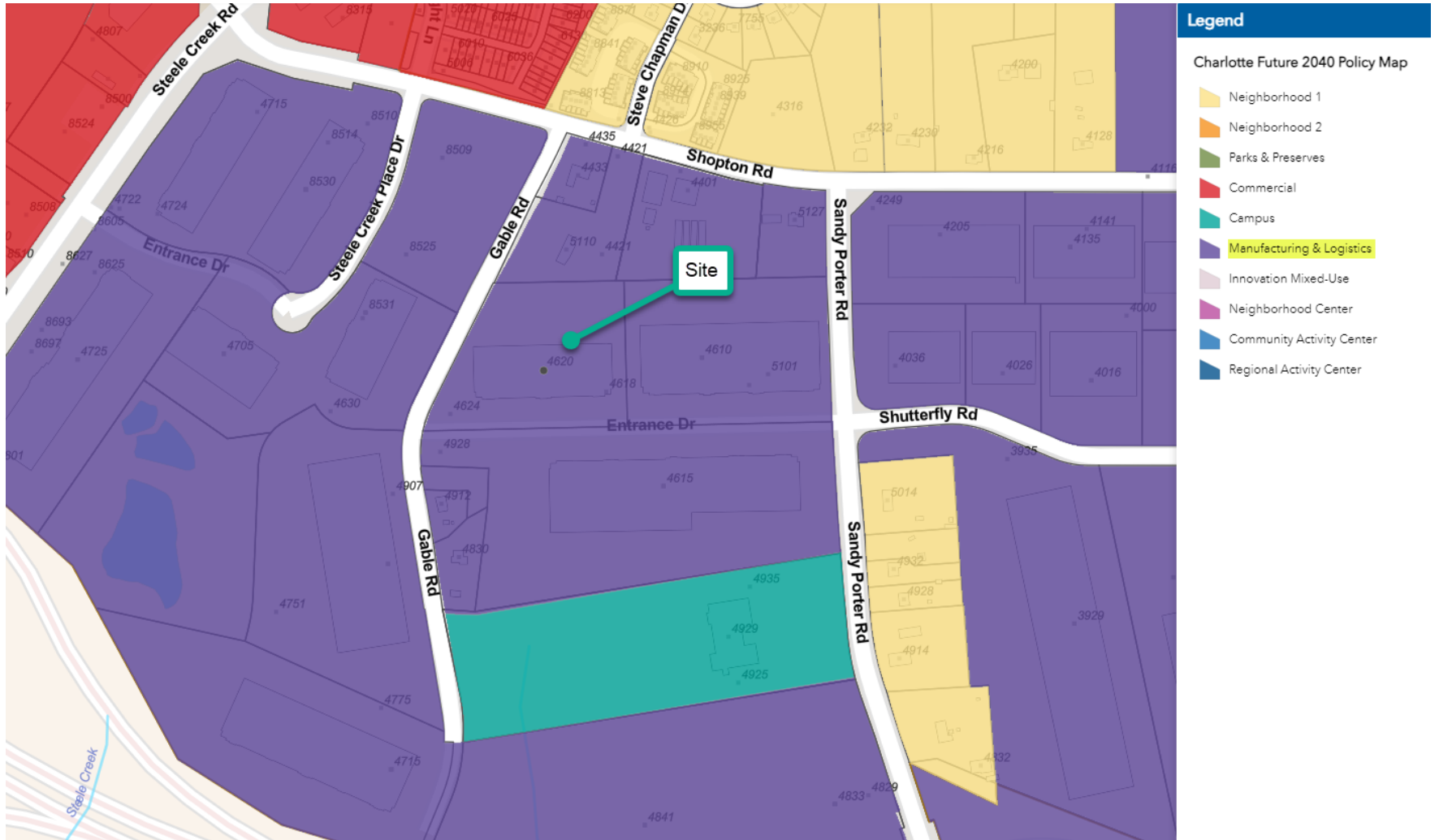
Zoning of the Site and Surrounding Parcels



Request

Requesting that the site be rezoned from the I-1 (CD) zoning district to the ML-1 zoning district to eliminate the buffer requirements of the I-1 (CD) zoning district on the site and to accommodate uses allowed in the ML-1 zoning district on the site

Charlotte Future 2040 Policy Map





Use Table

Table 20-3: Required Landscape Yards by Zoning District

Zoning District of Property Under Development	Development Type Required to Install Landscape Yard Per Section 20.9.B	Landscape Yard Required for Development When:	Landscape Yard Class Required
N1-A, N1-B, N1-C, N1-D, N1-E, N1-F	Nonresidential or mixed-use development	Abutting residential use	B
	Multi-family, or multi-dwelling development	Abutting single-family, duplex, triplex, or quadrplex dwelling	C
N2-A, N2-B	Nonresidential or mixed-use development	Abutting residential use	B
	Multi-family, or multi-dwelling development use	Abutting single-family, duplex, triplex, or quadrplex dwelling	C
N2-C	Nonresidential or mixed-use development	Abutting residential use	B
	Multi-family, or multi-dwelling development use	Abutting single-family, duplex, triplex, or quadrplex dwelling	B
CG	Development in the zoning district	Abutting Neighborhood 1 or Neighborhood 2 Place Type	B
CR	Development in the zoning district	Abutting Neighborhood 1 or Neighborhood 2 Place Type	A
TOD-NC, TOD-TR	Development in the zoning district	Abutting Neighborhood 1 Place Type	B
	Development in the zoning district	Abutting Neighborhood 2 Place Type, unless zoned N2-C Zoning District	C
TOD-UC, TOD-CC	Development in the zoning district	Abutting Neighborhood 1 Place Type	B
	Development in the zoning district	Abutting Neighborhood 2 Place Type, unless zoned N2-C Zoning District	B
NC	Development in the zoning district	Abutting Neighborhood 1 Place Type	B
	Development in the zoning district	Abutting Neighborhood 2 Place Type, unless zoned N2-C Zoning District	C
CAC-1, CAC-2	Development in the zoning district	Abutting Neighborhood 1 Place Type	B
	Development in the zoning district	Abutting Neighborhood 2 Place Type, unless zoned N2-C Zoning District	B
RAC	Development in the zoning district	Abutting Neighborhood 1 Place Type	B
	Development in the zoning district	Abutting Neighborhood 2 Place Type, unless zoned N2-C Zoning District	B
UE	Development in the zoning district	Abutting Neighborhood 1 Place Type	B
	Development in the zoning district	Abutting Neighborhood 2 Place Type, unless zoned N2-C Zoning District	B
UC	None required	None required	
IC-1, IC-2, OFC, RC	Development in the zoning district	Abutting Neighborhood 1 Place Type	B
	Development in the zoning district	Abutting Neighborhood 2 Place Type, unless zoned N2-C Zoning District	B
IMU	Development of an industrial use in the zoning district	Abutting any other zoning district except ML-1, ML-2, I-1(CD), or I-2(CD) Zoning District	B
	Development in the zoning district	Abutting Neighborhood 1 or Neighborhood 2 Place Type	B
ML-1, ML-2	Development in the zoning district	Abutting any other zoning district except CR, ML-1, ML-2, I-1(CD), or I-2(CD) Zoning District	A
	Development in the zoning district	Abutting CR Zoning District	B
	Development in the zoning district - required for area along a street frontage	When located across the street from a Neighborhood 1 or Neighborhood 2 Place Type	B



Questions