

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Couchell/ Tsahakis Properties

Rezoning Petition No. 2023-061

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Staff pursuant to the provisions of the City of Charlotte Unified Development Ordinance (UDO).

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed written notice of the date, time and virtual format for the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on September 8, 2023. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND FORMAT OF MEETING:

The Virtual Community Meeting was held on Tuesday, September 19th at 5:30 p.m. via the Zoom platform.

Recipients of the notice letter were directed to RSVP for a link to the virtual meeting via email or phone to a member of the Petitioner's team. Members of the community who were unable to access the virtual meeting were directed to email or call a member of the Petitioner's team and could be provided with a copy (including a mailed paper copy, if necessary) of the meeting presentation.

MEETING PARTICIPATION:

The Virtual Community Meeting had five (5) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Fr. Paul Tsahakis, as well as by Petitioner's agents Collin Brown, Lisa Arnold, and Lisa Larkins with Alexander Ricks PLLC and Thomas Haapapuro with DRG.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown showed aerials of the approximately 35.03-acre site north of Heathway Drive, south of North Hills Circle, bound by the east side of North Tryon Street, and west of Timberway Drive. Mr. Brown stated that the petition is an assemblage of several parcels with the same property owner. He noted that the property owners have owned the property for numerous years and are not developers.

Mr. Brown displayed the rezoning layer from Charlotte Explorer and noted that there is a large residential rezoning nearby the property. Mr. Brown displayed the current zoning of the site and surrounding parcels and the rezoning proposal. He stated that the proposed zoning for the petition is TOD-NC, TOD-CC, and TOD-UC. Mr. Brown displayed the Charlotte 2040 policy map and explained that the recommended place types align with the current zoning of the property rather

than the City's vision for the area. He also displayed a map of the current Blue Line stations to illustrate the site's proximity to light rail.

Mr. Brown emphasized that the property owners are not developers but would like to position their property to be in alignment with development along the light rail. Mr. Brown displayed graphics from the Charlotte 2040 plan to illustrate the type of development within the current and proposed Place Types.

Mr. Brown indicated that the property will be split between three different TOD districts. He stated that the locations of TOD would transition towards lesser intense districts further away from N. Tryon. Mr. Brown described the TOD-NC zoning district as one of the less intense TOD districts. He explained that the distance from the light rail station and character of the area support a rezoning to the TOD districts. He explained the maximum height of the proposed TOD districts and the distance requirement from the neighboring N-1 place type.

Mr. Brown explained that the rezoning timeline could result in a public hearing in October and City Council decision in November, at the earliest. Mr. Brown concluded the presentation by reiterating that the petition is a conventional petition and that any proposed development would be required to meet the design and development standards for TOD in the UDO.

The virtual meeting was then opened for discussion:

In response to a question about the impact to property taxes, Mr. Brown stated that the TOD zoning would only impact the property taxes of the property. Mr. Brown noted that if the property was developed with TOD then neighboring property values could increase. He mentioned that there are no immediate plans to develop the property.

In response to a question regarding the future ownership of the property, the ownership team stated that they have owned the property since 1994. He said that he does not plan to sell the property immediately following the rezoning approval and could potentially sell to a development company in the future as they are not developers.

In response to a question about future community meetings, Mr. Brown stated that this is the official community meeting and that the team would be willing to meet with neighbors. In response to a question about the parcels included in the rezoning, Mr. Brown displayed the parcel map with the proposed zoning districts to explain which parcels were included.

In response to a question regarding the NVR petition, Mr. Brown explained that the neighboring petition did not impact this petition and that the proposed zoning districts were determined based on the location near the Blue Line.

The meeting concluded at approximately 6:05 p.m. without any further questions or discussion from the community.

Respectfully submitted this 20th day of September 2023.

cc: Michael Russell, Charlotte-Mecklenburg Planning Department

EXHIBIT A

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

2023-061	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-061	04903201A	CHARLOTTE HILLS MOBILE HOME PARK				300 E MAPLE RD STE 200		BIRMINGHAM	MI	48009
2023-061	04903201B	CHARLOTTE HILLS MOBILE HOME PARK				300 E MAPLE RD STE 200		BIRMINGHAM	MI	48009
2023-061	04903208	BLANKENSHIP	MALCOLM B JR	FRANCES ANN	BLANKENSHIP	2250 GODBY RD	C/O MALCOLM B BLANKENSHIP JR	WOODLEAF	NC	27054
2023-061	04904102	NATIONAL RETAIL PROPERTIES LP OF NORTH CAROLINA				450 SOUTH ORANGE AVE STE 900	%CNL CENTER AT CITY COMMON	ORLANDO	FL	32801
2023-061	04904105	CHARLOTTE HILLS MOBILE HOME PARK				300 E MAPLE RD STE 200		BIRMINGHAM	MI	48009
2023-061	04904109	COUCHELL/TSAHAKIS PROPERTIES LLC				3362 SMITH FARM RD		MATTHEWS	NC	28105
2023-061	04904110	COUCHELL/TSAHAKIS PROPERTIES LLC				3362 SMITH FARM RD		MATTHEWS	NC	28105
2023-061	04904111	PLP PROPERTIES				3362 SMITH FARM RD		MATTHEWS	NC	28104
2023-061	04904112	LOWERY	MARSHALL O			3707 BODENHAM CT		CHARLOTTE	NC	28215
2023-061	04904113	PLP PROPERTIES				3362 SMITH FARM RD		MATTHEWS	NC	28104
2023-061	04904114	UNITED STATES OF AMERICA				P O BOX 10068		CHARLESTON	SC	29411
2023-061	04904115	MANIFEST NEXT LLC				1420 E 7TH ST STE 100		CHARLOTTE	NC	28204
2023-061	04905201	CHRISTIAN	JACK R	JOHN A II	CHRISTIAN	7811 OLD CONCORD RD		CHARLOTTE	NC	28213
2023-061	04905204	COWIE	JAMES D			312 NEAL DR		CHARLOTTE	NC	28213
2023-061	04905205	BRASWELL	WAYNE CHARLES			308 NEAL DR		CHARLOTTE	NC	28213
2023-061	04905206	HERNANDEZ	NORMA ESTELLA			300 NEAL DR		CHARLOTTE	NC	28213
2023-061	04905207	GRAVES	MICHAEL L	KAREN C	GRAVES	228 NEAL DR		CHARLOTTE	NC	28213
2023-061	04905208	LOCKHART	DAVID ALVIN	CONSTANCE D	LOCKHART	220 NEAL DR		CHARLOTTE	NC	28213
2023-061	04905209	PROGRESS RESIDENTIAL BORROWER 11 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2023-061	04905211	MABREY	FRANK E	MARY A	MABREY	234 NEAL DR		CHARLOTTE	NC	28213
2023-061	04905212	RODRIQUEZ	JESUS M	LIDIA	RODRIQUEZ	240 NEAL DR		CHARLOTTE	NC	28213
2023-061	04905213	AMERICAN IRA LLC FBO BRIAN WALL ROTH IRA				5132 MELBOURNE RD		RALEIGH	NC	27606
2023-061	04905214	AMERICAN IRA LLC FBO BRIAN WALL ROTH IRA				5132 MELBOURNE RD		RALEIGH	NC	27606
2023-061	04905215	WALL	BRIAN			5132 MELBOURNE RD		RALEIGH	NC	27606
2023-061	04905216	BURNO	LILIANA CLAVIJO	JUAN MIGUEL DIAZ	VARGAS	323 HEATHWAY DR		CHARLOTTE	NC	28213
2023-061	04905218	KANASHIRO	EDGAR	GUDRUNA M	DIAZ	320 NEAL DR		CHARLOTTE	NC	28213
2023-061	04905219	OLMEDO-LOPEZ	MARIO	ANGELICA TORRES	GONZALEZ	316 NEAL DR		CHARLOTTE	NC	28213
2023-061	04905220	WASHINGTON	JOSEPH I	CHERYL	WASHINGTON	314 NEAL DR		CHARLOTTE	NC	28213
2023-061	04905222	PROGRESS RESIDENTIAL BORROWER 11 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2023-061	04907101	BLANKENSHIP TIMBER GST 2	TRUST	CHRISTOPHER E	HANNUM	2250 GODBEY RD		WOODLEAF	NC	27054
2023-061	04907102	KINGSWOOD NC LLC				4600 COX ROAD SUITE 400		GLEN ALLEN	VA	23060
2023-061	0499101	COUCHELL/TSAHAKIS PROPERTIES LLC				3362 SMITH FARM RD		MATTHEWS	NC	28105
2023-061	0499102	COUCHELL/TSAHAKIS PROPERTIES LLC				3362 SMITH FARM RD		MATTHEWS	NC	28105
2023-061	0499103	COUCHELL/TSAHAKIS PROPERTIES LLC				3362 SMITH FARM RD		MATTHEWS	NC	28105
2023-061	0499104	COUCHELL/TSAHAKIS PROPERTIES LLC				3362 SMITH FARM RD		MATTHEWS	NC	28105
2023-061	0499105	WILSON REAL ESTATE HOLDINGS LLC				418 RAINTREE DR		MATTHEWS	NC	28104
2023-061	0499106	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2023-061	0499107	COUCHELL/TSAHAKIS PROPERTIES LLC				3362 SMITH FARM RD		MATTHEWS	NC	28105
2023-061	0499108	COUCHELL/TSAHAKIS PROPERTIES LLC				3363 SMITH FARM RD		MATTHEWS	NC	28105
2023-061	0499109	COUCHELL/TSAHAKIS PROPERTIES LLC				3362 SMITH FARM RD		MATTHEWS	NC	28105
2023-061	0499110	WESTLUND	GARY	MAUREEN	WESTLUND	1148 LEWIS FARM RD		KINGS MOUNTAIN	NC	28086
2023-061	0499111	COUCHELL/TSAHAKIS PROPERTIES LLC				3362 SMITH FARM RD		MATTHEWS	NC	28105
2023-061	0499112	COUCHELL/TSAHAKIS PROPERTIES LLC				3362 SMITH FARM RD		MATTHEWS	NC	28105
2023-061	0499113	COUCHELL/TSAHAKIS PROPERTIES LLC				3362 SMITH FARM RD		MATTHEWS	NC	28105
2023-061	0499201	COUCHELL INVESTMENT COMPANY LLC				3362 SMITH FARM RD		MATTHEWS	NC	28104
2023-061	0499202	SAIT'S LLC				2103 OAK CLIFFE CT		HARRISBURG	NC	28075
2023-061	0499203	COUCHELL/TSAHAKIS PROPERTIES LLC				3362 SMITH FARM RD		MATTHEWS	NC	28105
2023-061	0499204	COUCHELL/TSAHAKIS PROPERTIES LLC				3362 SMITH FARM RD		MATTHEWS	NC	28105
2023-061	0499205	COUCHELL/TSAHAKIS PROPERTIES LLC				3362 SMITH FARM RD		MATTHEWS	NC	28105
2023-061	0499206	COUCHELL/TSAHAKIS PROPERTIES LLC				3362 SMITH FARM RD		MATTHEWS	NC	28105
2023-061	08923101	NADG NNN AAG (TRY-CHA-NC) LP				ATTENTION: RANDY STARR, DREW IRELAND AND TIFFANY DEANDA		DALLAS	TX	75204
2023-061	08923115	NADG NNN AAG (TRY-CHA-NC) LP				ATTENTION: RANDY STARR, DREW IRELAND AND TIFFANY DEANDA		DALLAS	TX	75204
2023-061	08923205	SXCW PROPERTIES III LLC				7935 COUNCIL PL STE 200		MATTHEWS	NC	28105
2023-061	08923217	SXCW PROPERTIES III LLC				7935 COUNCIL PL STE 200		MATTHEWS	NC	28105
2023-061	08923218	SAMS COMMERCIAL PROPERTIES LLC				PO BOX 56607		ATLANTA	GA	30343

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH

2023-061	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-061	Autumnwood Community Associatio	Brenda	Ratliff	6509 DOUGHERTY DR, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-061	Autumnwood Community Associatio	Cynthia	King	1131 AUTUMNWOOD LANE, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-061	Autumnwood Community Associatio	John	Neilson	1016 AUTUMNWOOD LN, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-061	Autumnwood Community Associatio	Joyce	Upchurch	6501 STONEHILL CT, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-061	Autumnwood Community Associatio	William	Jett	7041 SUMMER PL, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-061	Bridlewood Community Associatio	Janie	Sumpster	6329 BRIDLEWOOD LN, CHARLOTTE, NC, 28215		CHARLOTTE	28215
2023-061	Bridlewood Community Associatio	Ola	Mitchell	227 VICKERY DR, CHARLOTTE, NC, 28215		CHARLOTTE	28215
2023-061	Chastain Homeowners Association	Laura	Griggs	526 OWEN BV, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-061	Forest Glen Neighborhood	Katherine	Olson	7515 BATAVIA LN, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-061	Garden Renaissance In The South	Don	Boekelheide	7117 LEAVES LANE, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-061	Green Meadows Community Associa	Kay	Blake	311 BRIARWOOD DR, CHARLOTTE, NC, 28215		CHARLOTTE	28215
2023-061	Hidden Valley Community Associa	Jeff	Hopkins	229 AUSTIN DR, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-061	Hidden Valley Community Associa	Linda	Moore	5209 SPRINGVIEW RD, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-061	Hidden Valley Community Associa	Marjorie	Parker	5131 SPRINGVIEW ROAD, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-061	Hidden Valley Community Develop	John	Wall	5017 SPRINGVIEW RD, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-061	Hidden Valley Community Develop	Odell	Witherspoon	6601 HEATHERBROOKE AV, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-061	Hidden Valley Community Homeown	Doris	Edwards	1224 KIRT CT, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-061	Hidden Valley Community Homeown	Saundra	Jackson	6409 HIDDEN FOREST DR, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-061	Hidden Valley Political Action	Samuel	Love	6417 HEATHERBROOKE AV, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-061	Hidden Valley Zoning Committee	Priscilla	Duncan	6423 HEATHERBROOKE AV, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-061	Homewood Acres Community Associ	Myron	Brown	4829 BANFSHIRE RD, CHARLOTTE, NC, 28215		CHARLOTTE	28215
2023-061	Huntingtowne Farms Neighborhood	Ashlynn	Kelker	6342 ELGYWOOD LN, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-061	Meadowbrook Neighborhood Watch	Najeedah	Stover	6208 DONNA DR, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-061	Old Concord Subdivision	Trisha	Garcia	1318 FARMFIELD LANE, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-061	Olde Concord Neighborhood	Maxine	Hedgepeth	7400 HOUNSLOW LN, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-061	Orchard Trace Condominiums	Mollie	Masten	325 ORCHARD TRACE LANE, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-061	Orchard Trace Condominiums	Regina	Flores	325 ORCHARD TRACE LANE, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-061	Plaza Midwood Neighborhood Asso	Leslie	Shinn	5906 OLD COACH RD, CHARLOTTE, NC, 28215		CHARLOTTE	28215
2023-061	Plaza/Eastway Partners/North Ea	Maxine	Eaves	5906 OLD COACH RD, CHARLOTTE, NC, 28215		CHARLOTTE	28215
2023-061	Rocky River Village	Michelle	Pighet	518 ELSBERRY LANE, CHARLOTTE, NC, 28214		CHARLOTTE	28214
2023-061	Thomasboro Neighborhood Associa	Bill	Jones	7117 LEAVES LN, CHARLOTTE, NC, 28213		CHARLOTTE	28213
2023-061	Thomasboro Neighborhood Associa	Vanessa	Johnson	7117 LEAVES LN, CHARLOTTE, NC, 28213		CHARLOTTE	28213

EXHIBIT B

September 6, 2023

Alexander Ricks PLLC
1420 E. 7th St., Suite 100
Charlotte, North Carolina 28204

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Tuesday, September 19th at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Couchell/ Tsahakis Properties
Petition No.: 2023-061

Dear Charlotte Neighbor:

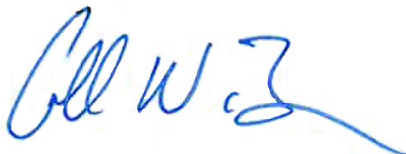
Our firm represents Couchell/ Tsahakis Properties (the “Petitioner”) in their proposal to rezone approximately thirty-five (35) acres located on the east side of North Tryon Street along Arrowhead Drive, more particularly described as Tax Parcels 04904111, 04904109, 04904110, 04939101, 04939102, 04939103, 04939104, 04939107, 04939108, 04939109, 04939111, 04939113, 04939203, 04939204, 04939205, 04939206, 04939112 (a portion of), 04904113, and 04939201. The Petitioner is requesting a rezoning from the ML-1 and ML-2 zoning districts to the TOD-UC, TOD-NC, and TOD-CC zoning districts to accommodate existing uses and future development plans. A property map is included for your reference.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold an Official Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Property.

The Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on **Tuesday, September 19th at 5:30 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to Lisa@alexanderricks.com and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the rezoning location (“Arrowhead”) in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact Lisa@alexanderricks.com or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,



Collin W. Brown

EXHIBIT C

<input type="checkbox"/> Registrants	Email Address	Registration Date	
<input type="checkbox"/> thomas haapapuro	thomas@drgrp.com	Sep 19, 2023 05:41 PM	Copy
<input type="checkbox"/> Fr Paul	ptsahakis@me.com	Sep 19, 2023 05:36 PM	Copy
<input type="checkbox"/> Lisa Larkins	lisa@alexanderricks.com	Sep 19, 2023 05:30 PM	Copy
<input type="checkbox"/> Fr Paul Tsahakis	ptsahakis@gmail.com	Sep 19, 2023 05:26 PM	Copy
<input type="checkbox"/> collin brown	Collin.brown@alexanderricks.com	Sep 19, 2023 05:22 PM	Copy
<input type="checkbox"/> Deborah Moser	deborahmoser@bellsouth.net	Sep 19, 2023 04:14 PM	Copy
<input type="checkbox"/> Jimmy Vasiliou	jsvasiliou@gmail.com	Sep 19, 2023 08:31 AM	Copy
<input type="checkbox"/> Marjorie Parker	Accreditedrecords@yahoo.com	Sep 18, 2023 11:03 PM	Copy
<input type="checkbox"/> Marjorie Parker	Accrediterecords@yahoo.com	Sep 18, 2023 11:02 PM	Copy
<input type="checkbox"/> Marjorie Parker	Hiddenvalleycommunications@gmail.com	Sep 18, 2023 11:00 PM	Copy
<input type="checkbox"/> george johnson	georgejohnson63@yahoo.com	Sep 18, 2023 08:10 PM	Copy
<input type="checkbox"/> Roma Durham	pineapple52148@gmail.com	Sep 18, 2023 04:13 PM	Copy
<input type="checkbox"/> FRANK MABREY	frank@mabrey.com	Sep 12, 2023 06:43 PM	Copy

[Print](#)

EXHIBIT D

ARROWHEAD DRIVE TOD REZONING

(REZONING #2023-061)

COUCHELL/ TSAHAKIS PROPERTIES

Official Community Meeting

September 7, 2023

Alexander
Ricks
PLLC

MEETING AGENDA

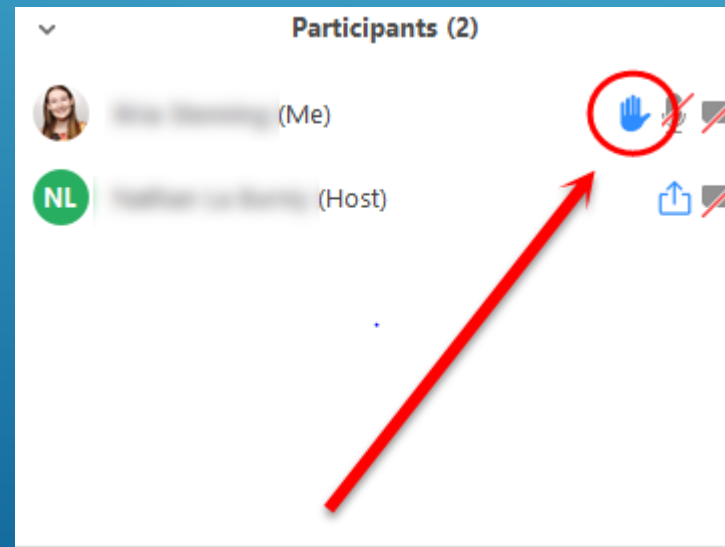
- **Introductions**
 - **Property Location**
 - **Development Considerations**
 - **Current Zoning**
 - **Land Use Plan Recommendation**
 - **Proposed Rezoning Potential Timeline**
 - **Questions/Discussion**
- 

AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



TEAM INTRODUCTIONS

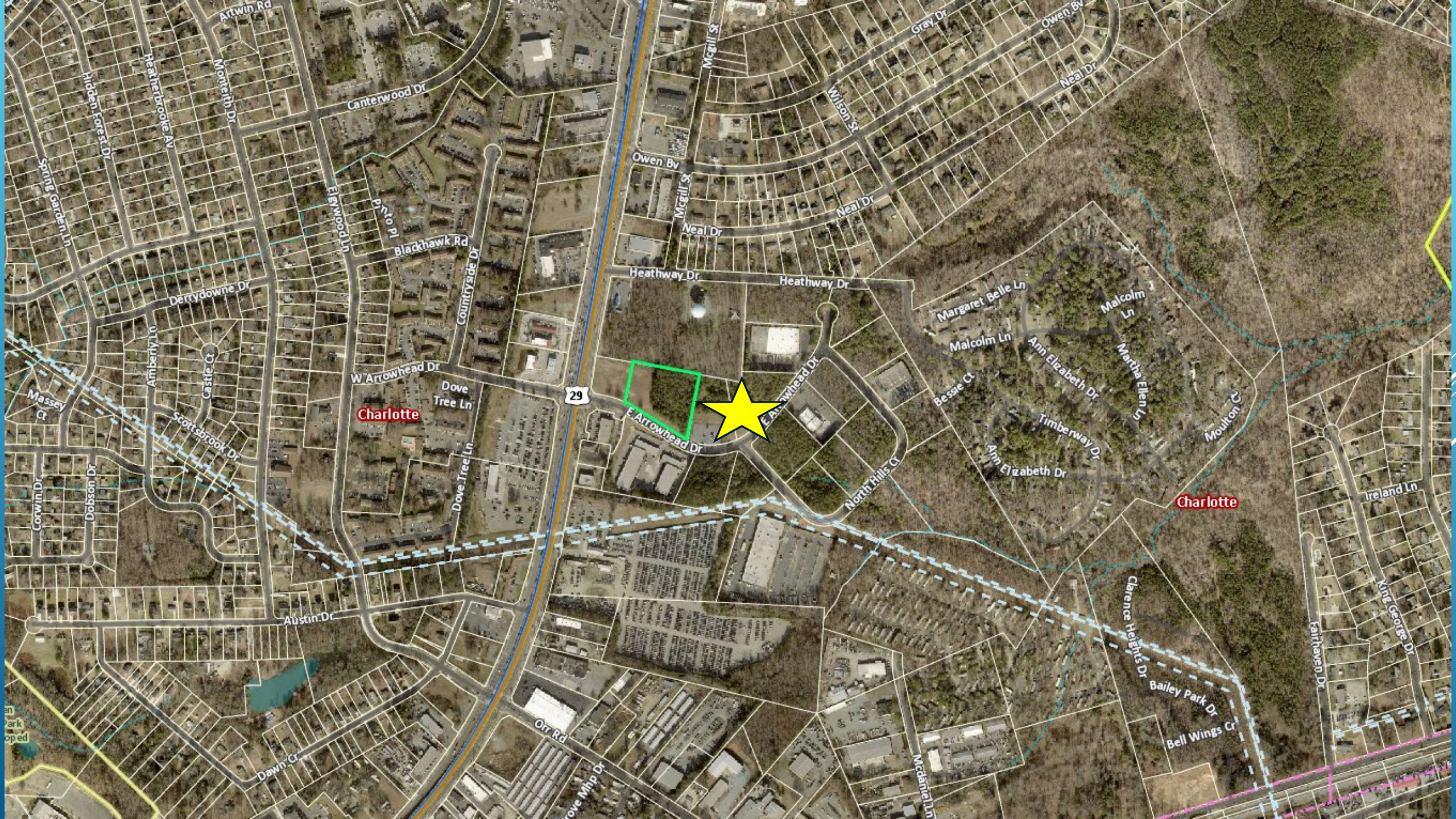
Property Owner: Couchell/Tsahakis Properties LLC, PLP
Properties, Couchell Investment Company LLC

Petitioner: Couchell/ Tsahakis Properties
Fr. Paul Tsahakis

Alexander
Ricks
PLLC

Collin Brown,
Brittany Lins, & Lisa Arnold

PROPERTY LOCATION



Charlotte

Charlotte

29



Artwin Rd
Hidden Forest Dr
Spring Garden Ln
Heatherbrooke Av
Moonrith Dr
Cantenwood Dr
E Arrowhead Ln
Blackhawk Rd
Derrydowne Dr
Amberly Ln
Castle Ct
Scottsbrook Dr
Massey Ct
Corwin Dr
Dobson Dr
W Arrowhead Dr
Dove Tree Ln
Dove Tree Ln
Austin Dr
Dawn Cr
Or Rd
Dove Mill Dr
McGill St
Wilson St
Gray Dr
Owen By
Neal Dr
Neal Dr
Heathway Dr
Heathway Dr
E Arrowhead Dr
North Hills Ct
Margaret Belle Ln
Malcolm Ln
Ann Elizabeth Dr
Bessie Ct
Timberway Dr
Ann Elizabeth Dr
Martha Ellen Ln
Malcolm Ln
Moulton Ct
Ireland Ln
King George Dr
Fairhaven Dr
Clarence Heights Dr
Bailey Park Dr
Bell Wings Cr
Medanet Ln



Heathway Drive

Arrowhead Drive

North Hills Crescent

Marg

Timb



Heathway Drive, Charlotte, NC

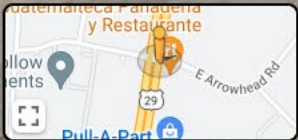


W Arrowhead Rd

Charlotte, North Carolina

Google Street View

Jan 2023 See more dates



Google

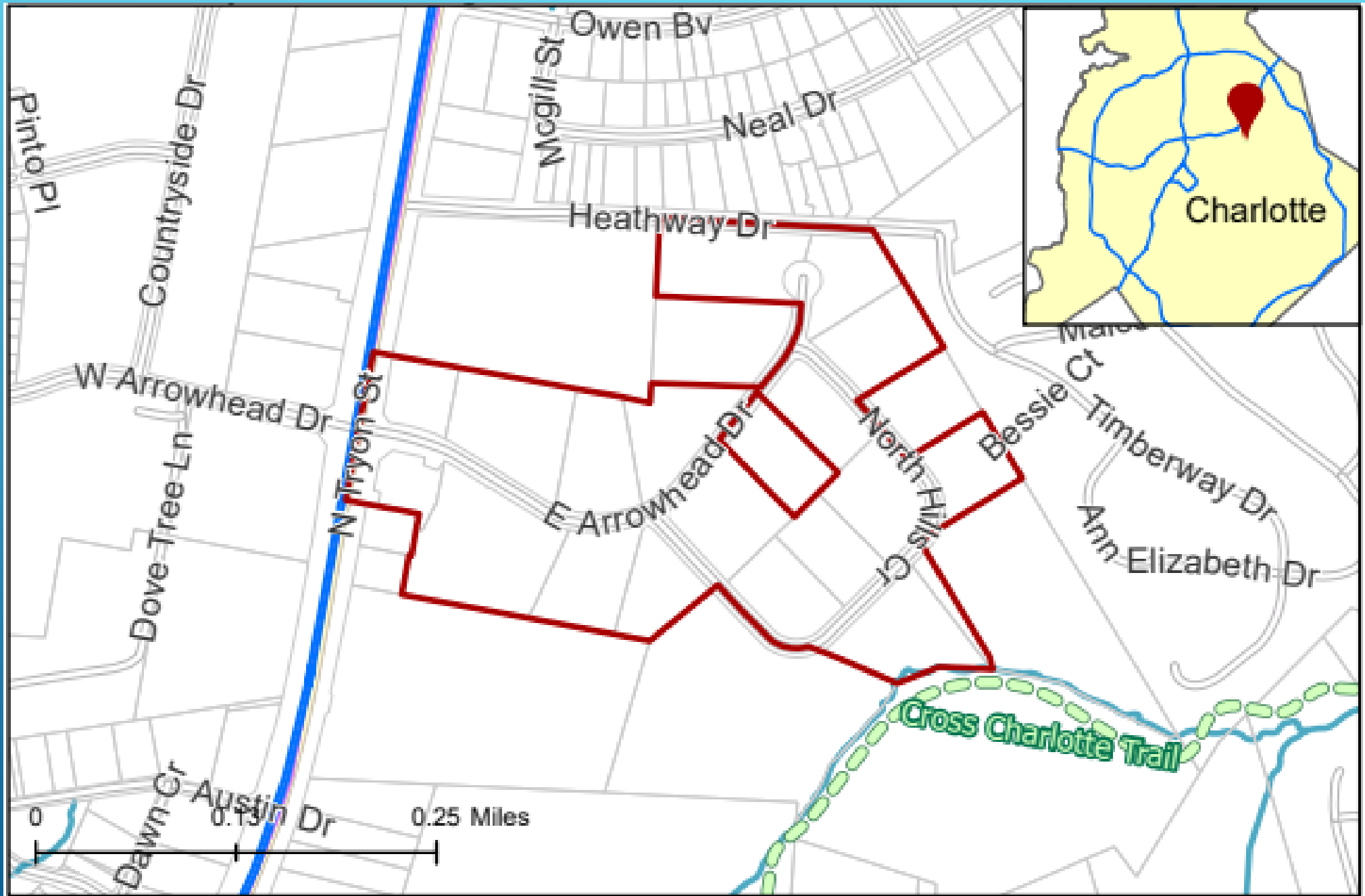


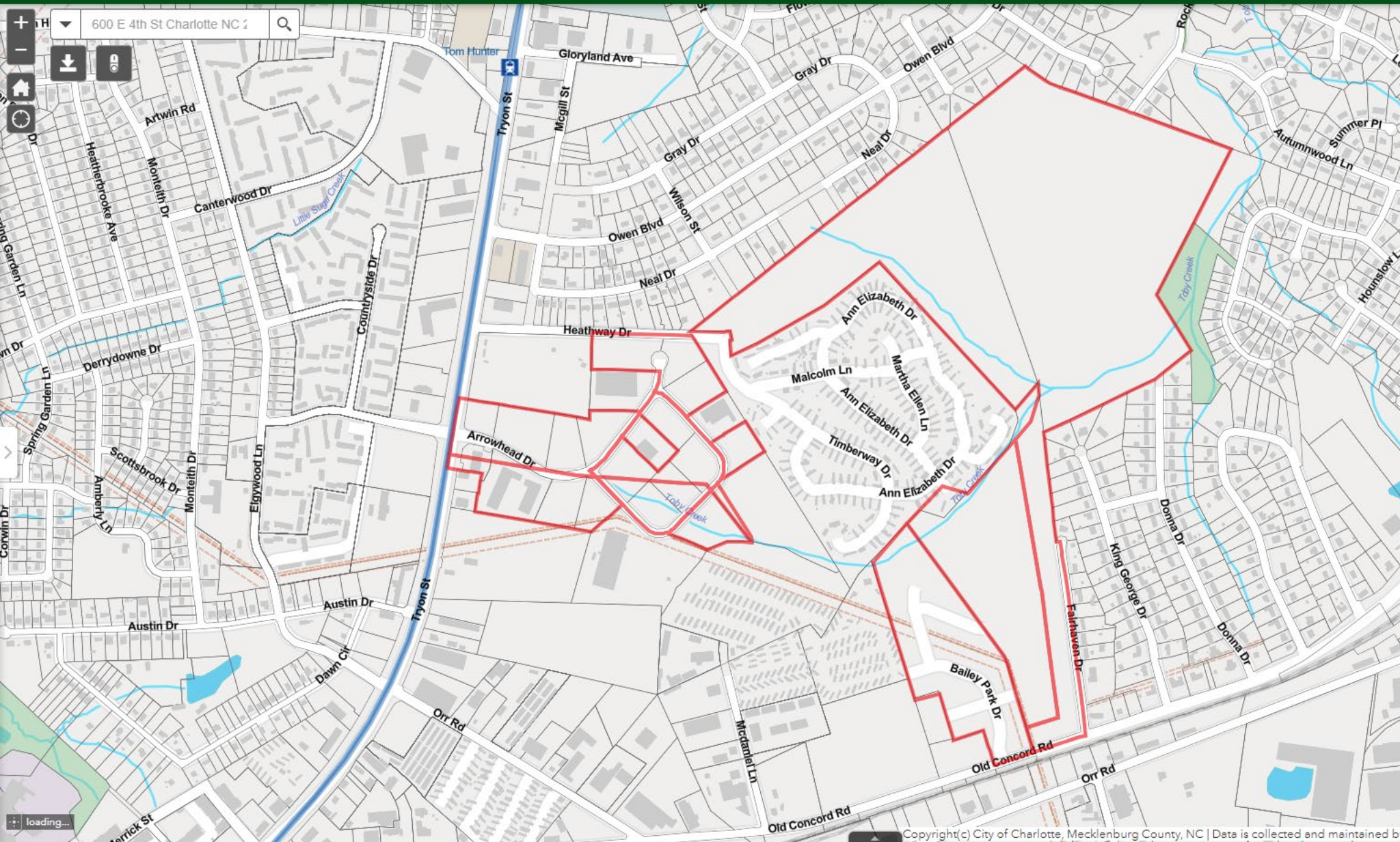
Heathway Drive, Charlotte, NC

201 Heathway Dr
 Charlotte, North Carolina
 Google Street View
 Oct 2022 See more dates

do y
 achi
 ca Panaderia
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 HEATHWAY D
 NEWEL

Google



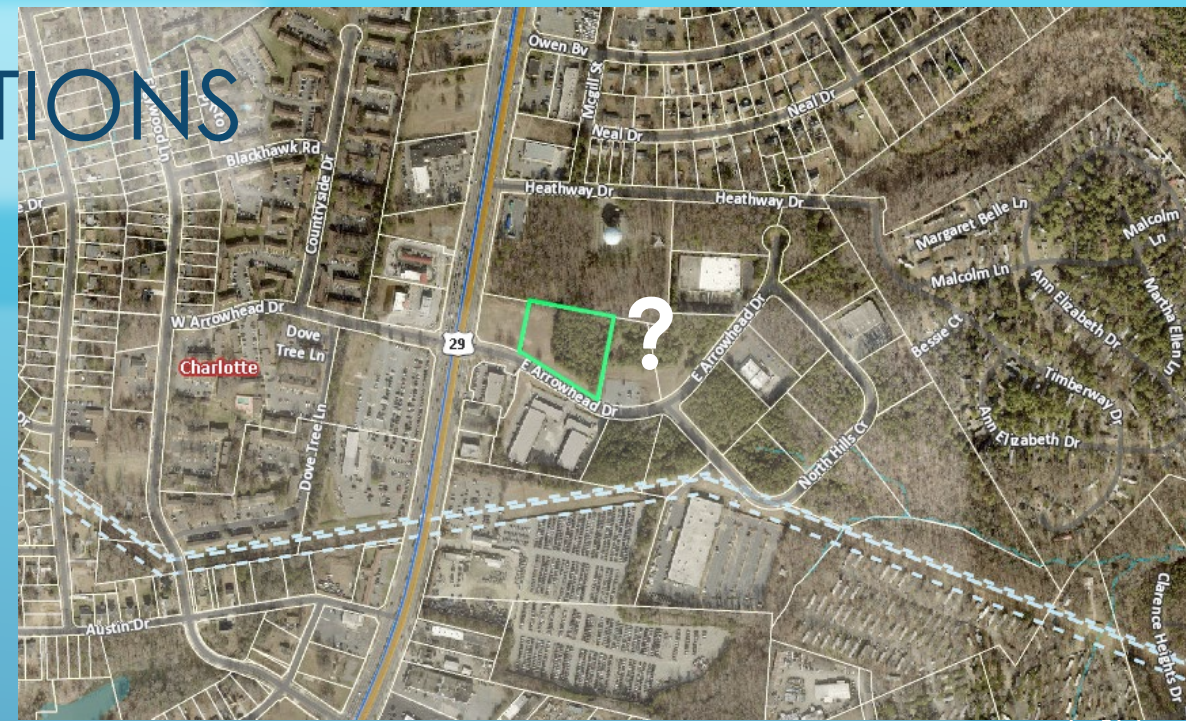


Layer List

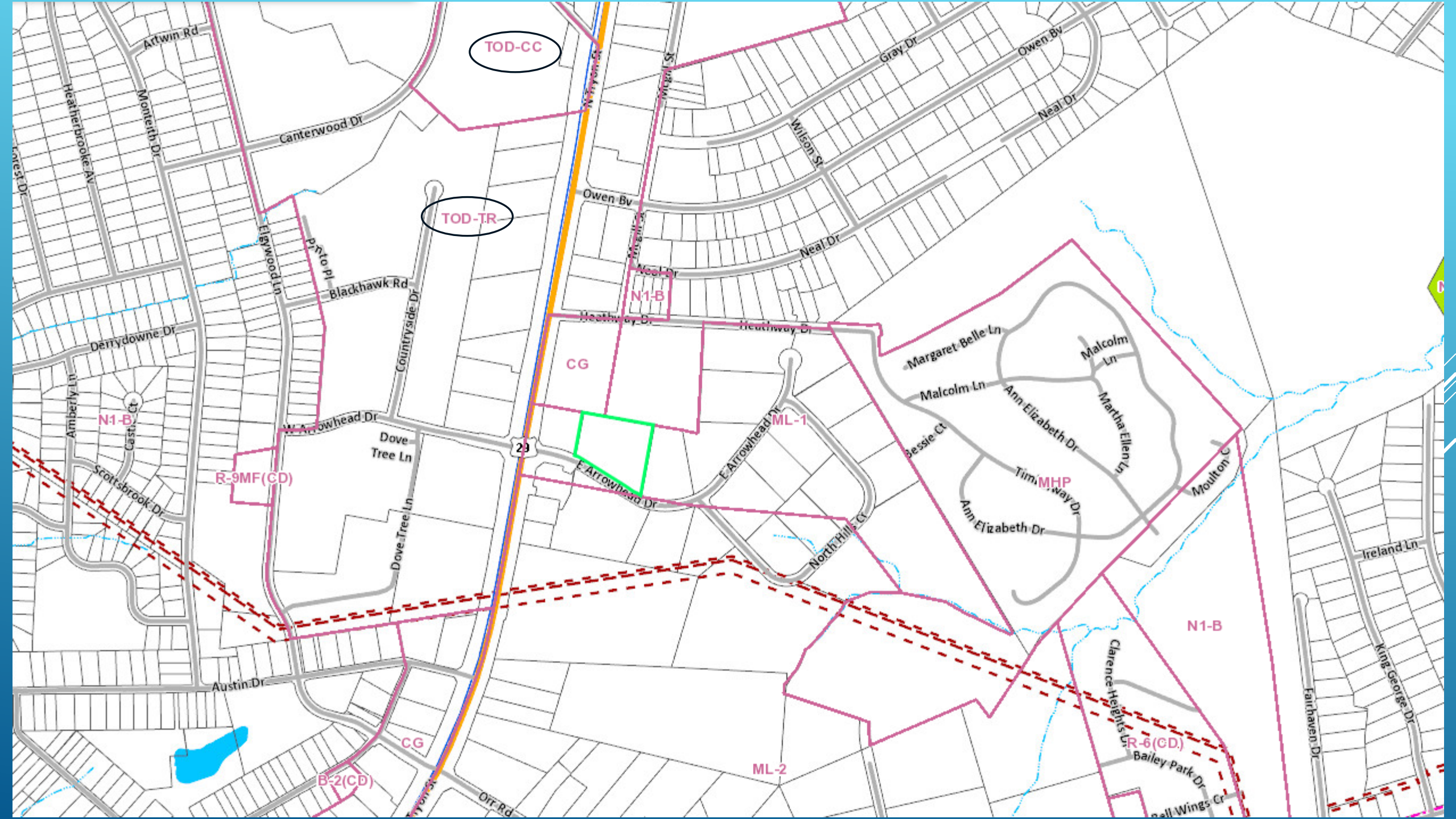
- Overlay Watershed ...
- Pending Annexations ...
- Plan Boundaries Underway ...
- Planning Customer Service Areas ...
- Pre UDO Zoning ...
- Rezonings ...
- Rezoning History ...
- Special Use Permits ...
- Subdivisions ...
- Transit Oriented Development Areas ...
- Transit Station Regulatory Area PCSO ...
- Transit Station Regulatory Area Tree ...
- Urban Arboretum Trail Route ...
- Zoning ...
- Zoning Map Grid ...
- Zoning Variances Appeals ...
- Solid Waste Collection Days ...
- Recycling Collection Weeks ...
- Storm Water - BMP ...
- Storm Water Conservation Easements ...
- Storm Water Easements ...
- Storm Structures ...

DEVELOPMENT CONSIDERATIONS

- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- ▶ Ordinance / Policy Requirements (non-zoning, e.g., Stormwater, Tree)
- ▶ Adopted 2040 Policy Map
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities



EXISTING ZONING



LAND USE PLAN RECOMMENDATION



CHARLOTTE FUTURE

2040 COMPREHENSIVE PLAN

OUR CITY. OUR PLAN. OUR FUTURE.

Public Review Draft
Published October 31, 2020





NEIGHBORHOOD 1

Lower density housing areas primarily comprised of single-family or small multi-family homes or ADUs.



NEIGHBORHOOD 2

Higher density housing areas that provide a variety of housing types such as townhomes and apartments alongside neighborhood-serving shops and services.



NEIGHBORHOOD CENTER

Small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.



PARKS & PRESERVES

Serve to protect public parks and open space while providing rest, recreation, and gathering places.



COMMUNITY ACTIVITY CENTER

Mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.



COMMERCIAL

Primarily car-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates.



CAMPUS

A cohesive group of buildings and public spaces that serve one institution such as a university, hospital, or office park.



INNOVATION MIXED-USE

Vibrant areas of mixed-use and employment, typically in older urban areas with uses such as light manufacturing, office, studios, research, retail, and dining.



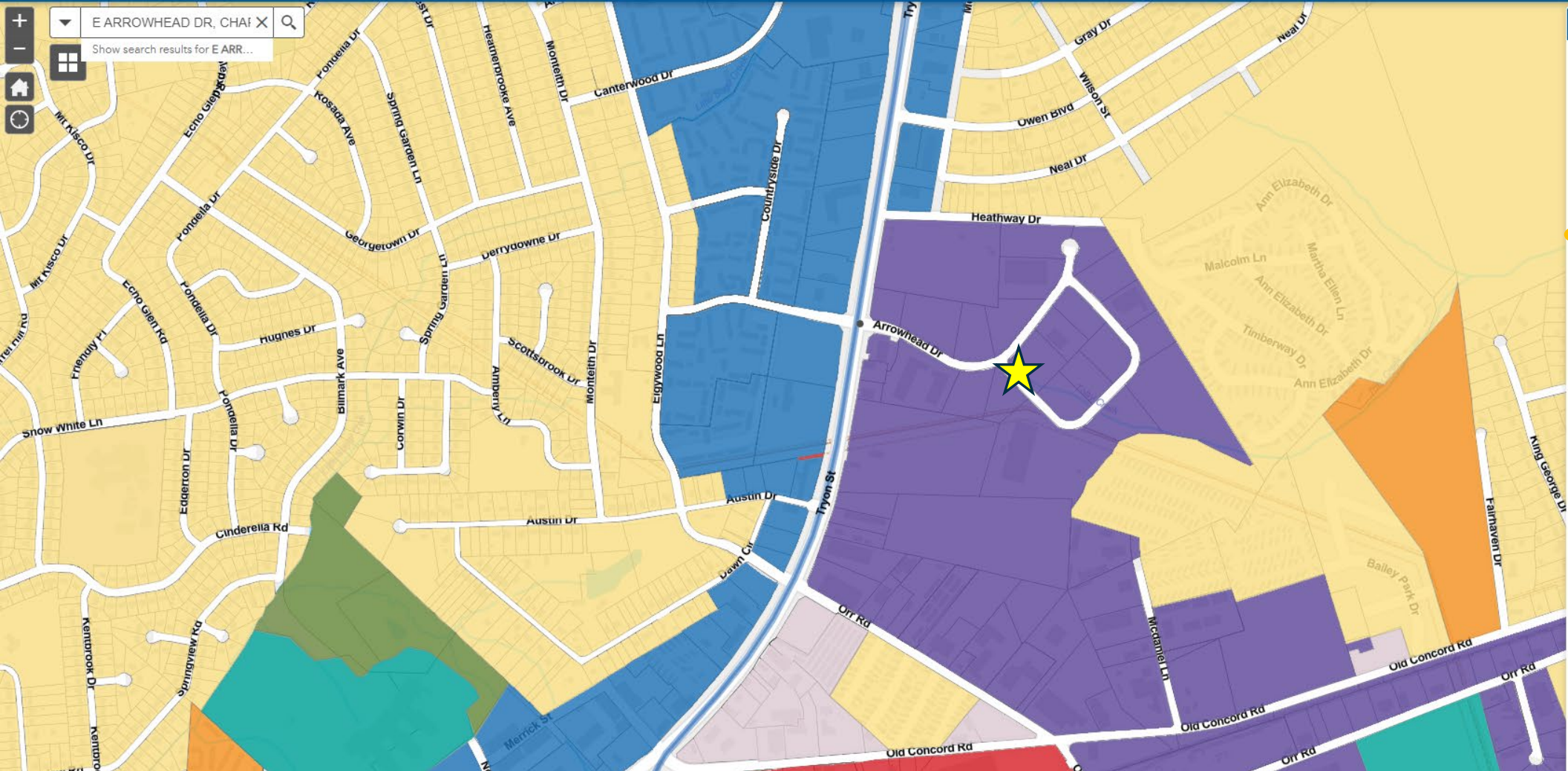
MANUFACTURING & LOGISTICS

Employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.



REGIONAL ACTIVITY CENTER

Large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential for regional residents and visitors.



Legend

- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics**
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center

Place Types: Manufacturing and Logistics



Goal: Contribute to Charlotte's economic viability by accommodating places of employment for a range of uses related to manufacturing, logistics, production and distribution.

Manufacturing and Logistics places are employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.

Land Use



Mostly Non-Residential Land Uses

- Primary uses include manufacturing, research and development, warehousing, distribution, and other similar uses.
- Uses in this Place Type also include limited office usually to support primary uses; outdoor storage of materials and vehicles; limited hospitality and restaurants, limited retail, and personal services to serve area workers.

Character

- This Place Type is typically characterized by large scale, low-rise manufacturing or warehouse buildings, and other assembly and distribution facilities.
- Parcels are often large, with buildings placed on the interior of the site surrounded by service areas, outdoor and container storage, parking, and landscape buffers to provide a transition to adjacent uses.

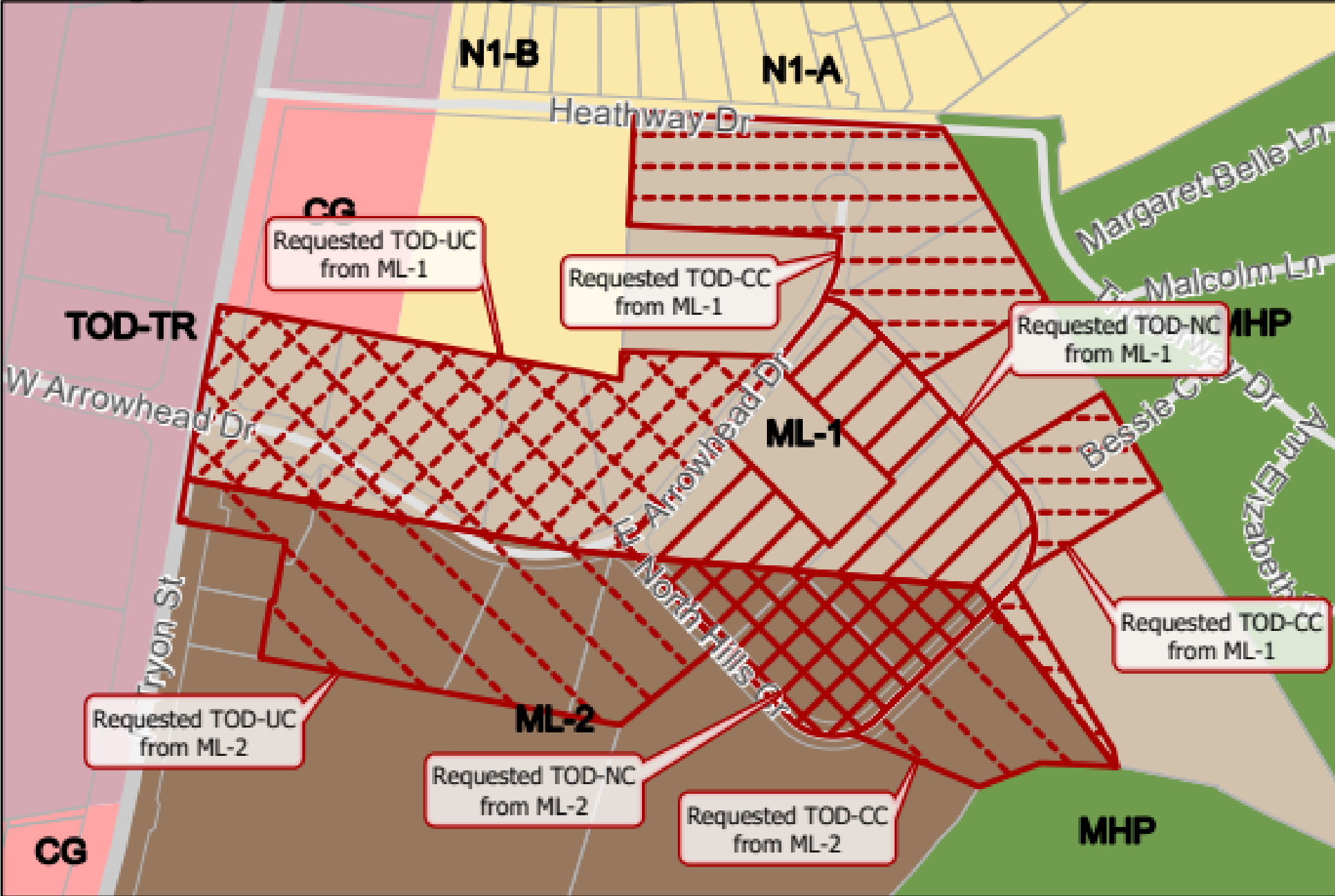








REZONING PROPOSAL = TOD- CC, TOD-NC, & TOD-UC

**Aligns zoning with UDO for parcels
located near rapid transit stations.**

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Existing Zoning & Rezoning Request

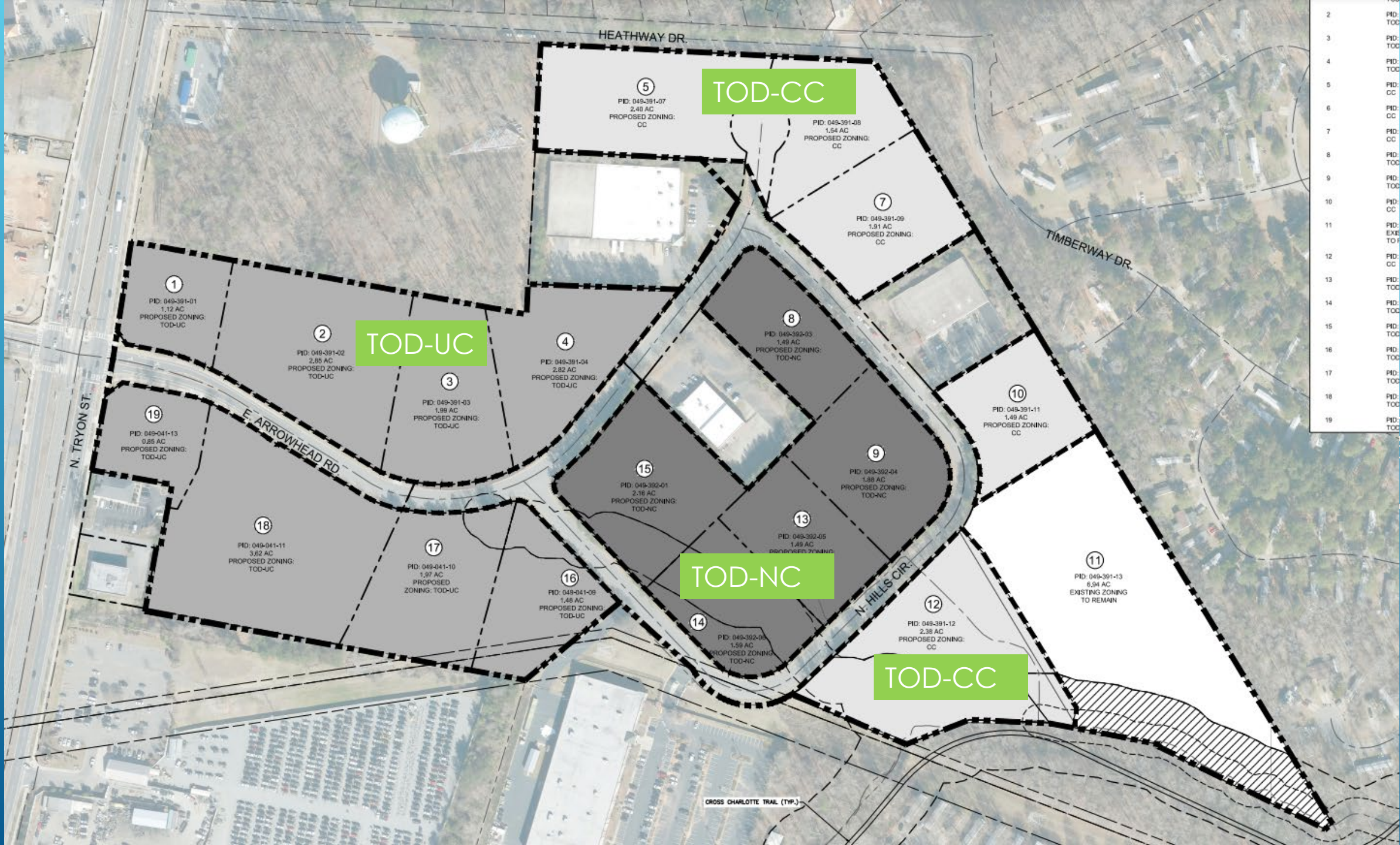


-  Requested TOD-CC from ML-1
-  Requested TOD-CC from ML-2
-  Requested TOD-NC from ML-1
-  Requested TOD-NC from ML-2
-  Requested TOD-UC from ML-1
-  Requested TOD-UC from ML-2

Zoning Classification

-  Neighborhood 1
-  Manufactured Home
-  Business
-  Light Industrial
-  General Industrial
-  Transit-Oriented





2	PID: TOD
3	PID: TOD
4	PID: TOD
5	PID: CC
6	PID: CC
7	PID: CC
8	PID: TOD
9	PID: TOD
10	PID: CC
11	PID: EXS TO F
12	PID: CC
13	PID: TOD
14	PID: TOD
15	PID: TOD
16	PID: TOD
17	PID: TOD
18	PID: TOD
19	PID: TOD

CROSS CHARLOTTE TRAIL (TYP.)

Place Types: Community Activity Center



Goal: Provide places that have a concentration of primarily commercial and residential activity in a well-connected, walkable place located within a 10-minute walk, bike, or transit trip of surrounding neighborhoods.

Community Activity Centers are mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.

Land Use



Mostly Non-Residential Land Uses

- Typical uses are retail, restaurant and entertainment, and personal services.
- Some multi-family and office may also be located in this Place Type. In Transit Station Areas, multi-family and/or office may be primary uses.
- Some types of auto-oriented uses, well-designed to support walkability, may be located outside of the core of this Place Type.

Character

- This Place Type is characterized by low to mid-rise commercial, residential, civic/institutional, and mixed-use buildings in a pedestrian-oriented environment.



TOD-UC *Urban Center*

The TOD-UC district is appropriate for parcels near high-intensity rapid transit stations and streetcar stops. Of the four TOD zoning districts, TOD-UC will permit the greatest building heights, demand the uppermost level of site and architectural design, and require the most urban form of streetscape and public realm.

- Applies to properties closest to transit stations.
- Highest density and most intense uses envisioned.
- New development should be multi-storied, with street frontages activated by commercial, residential, or institutional uses.
- Buildings up to 130 feet permitted by-right, with taller buildings up to 300 feet allowed through height bonus.



TOD-CC *Community Center*

The TOD-CC district is appropriate for parcels near moderate-intensity rapid transit stations and streetcar stops. Its lower maximum building heights, less stringent design standards, and higher maximum parking limits are intended to accommodate and encourage transit oriented and transit supportive development in transit station areas where there is not a current market demand for more intense development.

- May be used where moderate density development is appropriate.
- Station areas are generally further from uptown.
- Mid-rise buildings up to 90 feet are permitted by-right, with taller buildings up to 130 feet allowed through a height bonus.
- Not intended for sites adjacent to a single-family zoning district or a single-family use.



TOD-NC *Neighborhood Center*

The TOD-NC district is intended for use in existing or future transit station areas and near streetcar stops as a transition from a higher intensity TOD-UC district to adjacent existing neighborhoods, or where the rehabilitation and reuse of existing structures is important to preserving the character of established neighborhoods.

- Preferred where less intensity is more appropriate, such as adjacent to single-family neighborhoods.
- New development in the TOD-NC district should be multi-storied, with street frontages activated by commercial, residential, or institutional uses.
- Midrise buildings up to 75 feet are permitted by-right.
- Taller buildings up to 100 feet allowed through a height bonus.





Aligns zoning with UDO for parcels located near rapid transit stations.

POTENTIAL REZONING SCHEDULE

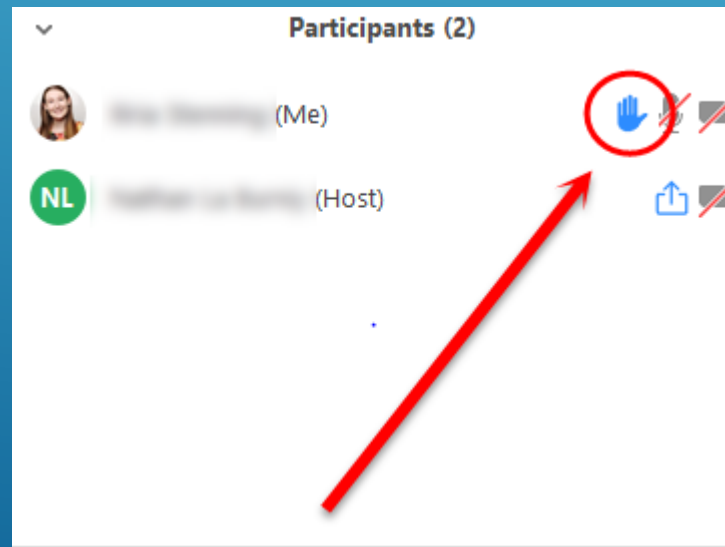
- ▶ **Application Filed:** March 2023
- ▶ **Application Processed:** July 2023
- ▶ **Official Community Meeting:** Today, September 7th
- ▶ **Earliest Public Hearing:** October 16th
- ▶ **Zoning Committee:** October 31st
- ▶ **City Council Decision:** November 20th

QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



THANK YOU!



D. Building Height

Building height standards govern the maximum heights of buildings as applicable and are intended to provide flexibility while maintaining appropriate transitions to adjacent areas.

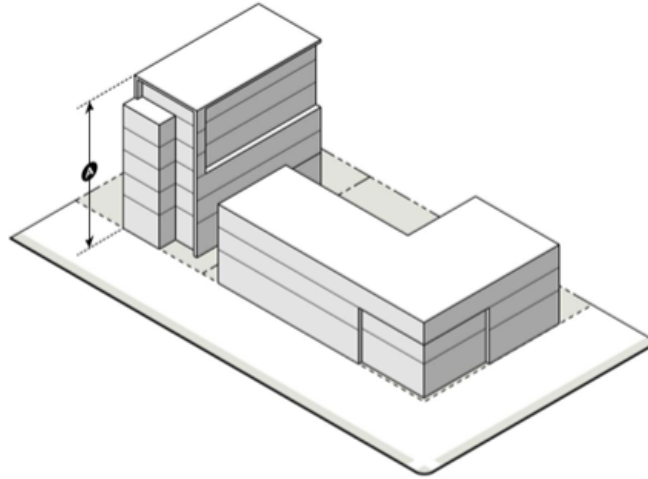


Table 8-3: Manufacturing and Logistics Zoning Districts Building Height Standards

		ML-1	ML-2
A	Maximum Building Height (feet) 1, 2	80	80

- ¹ The height and location of structures may be restricted by the limitations set forth in the Code of Federal Regulations (CFR) Title 14 Part 77: Safe, Efficient Use, and Preservation of the Navigable Airspace. A notice of proposed construction FAA Form 7460-1 must be filed with the FAA for construction or alteration that impacts any of the imaginary surfaces as defined in 14 CFR Part 77 or is more than 200 feet in height above the ground at its site at least 45 days prior to construction. The Aviation Department Planning Division may serve as a point of contact for information regarding building notification requirements and obstruction evaluation
- ² The maximum building height of any structure within 200 feet of residential uses or vacant land in a Neighborhood 1 Place Type is limited as follows: That portion of a structure within the first 100 feet is limited to a maximum of 50 feet in height; that portion of a structure within 100 to 200 feet is limited to a maximum of 65 feet in height. These standards apply only to that part of a structure within the 200 foot distance, and each portion of the building may be measured independently, from the average grade of the portion being measured to the highest point of the same portion. This limitation does not apply to public parks of three acres or greater within a Neighborhood 1 Place Type, nor to an area of two or fewer parcels totaling no more than three acres within a Neighborhood 1 Place Type.

