

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Empire Communities

Rezoning Petition No. 2023-122

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 Zoning Ordinance.

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 October 27, 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, November 7th at 7 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 thirty-three (33) attendees, including the Petitioner's team, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Mike Shea, Dan Robertson, Aqil Mohammad, and Eric Hooper, as well as by Petitioner's agents Eddie Moore with McAdams and Collin Brown and Lisa Arnold with Alexander Ricks PLLC.

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 stated at the outset that the Petitioner's team was willing to conduct additional meetings with the neighborhood, including in-person meetings if preferred. Mr. Brown explained that Charlotte has a new Unified Development Ordinance and comprehensive plan to guide growth with the City. He showed aerials of the approximately 9.24-acre site located along the west side of Wright Lane, south of Litchfield Road, and west of Bridlepath Lane.

Mr. Brown discussed the future for the masonic lodge property to the north as it will be purchased by the petitioner to be developed for townhomes. He explained that the townhome development will connect with the property in the rezoning petition and is already zoned for townhomes. He stated that the property owner selected this development team because of their future plan to create

one cohesive development between the two sites with access to the transportation network to the north.

Mr. Brown stated that the property will likely be developed either by right or under the proposed rezoning plan and that a conditional rezoning would allow the community to have some assurances about the type of proposed development for the site. Mr. Brown explained that there are often many competing considerations that a developer must take into account when planning a site for development, including access and transportation requirements, environmental constraints, adjacent owner concerns, community feedback and market realities. Mr. Brown described the surrounding uses which are a mix of traditional single family residential, institutional, and multi-family residential.

Mr. Brown explained the difference between conventional and conditional rezonings then stated that this petition is a conditional rezoning with an associated site-specific plan. He stated that the site can likely be developed by right with duplexes or triplexes without the need for community engagement or City Council approval.. He indicated that a conditional rezoning would allow better collaboration between the neighborhood and the community. Mr. Brown displayed a zoning map with the current and proposed zoning districts. He explained that there no longer is a traditional detached single family zoning district within the City of Charlotte.

Mr. Brown explained that the rezoning request was necessary to allow for the development of traditional townhomes versus duplexes and triplexes permitted by right. He displayed an illustrative proposed site plan for the rezoning. The site plan does not show specific building footprints and layouts but provides a generalized location for development along with tree save and landscape buffers. He indicated that the City would prefer a street connection to Bridlepath Lane and the development team compromised by providing a pedestrian connection to the neighborhood.

Mr. Brown stated that the primary issues of concern for this rezoning are connectivity to Bridlepath, stormwater impacts/flooding, tree save, buffers, and wildlife impacts. The development team is sensitive to the concern from the neighborhood about the connection to Bridlepath. He stated that the developer would prefer not to have a connection with the neighborhood either but will work with the community, city staff, and elected officials on the Bridlepath connection. Mr. Brown explained that there are stormwater concerns and that the team has seen the videos sent to City staff showing the flooding in the area. The developer intends to address those concerns through the rezoning process.

Mr. Brown explained that the rezoning was filed back in August and the application was processed by staff in September. After submitting a revised rezoning plan, the rezoning timeline could result in a public hearing in December and City Council decision in January, at the earliest, but the Petitioner's team anticipates that it will take longer in order to continue coordinating discussions with the neighborhood.

The virtual meeting was then opened for discussion via the "chat box" function and "raise hand" function on Zoom:

Attendees asked questions about the proposed housing unit type. The Petitioner's team responded that the rezoning would allow the development of for-sale townhomes. The maximum height would be three stories. The proposed unit size and lot width could be determined later in the rezoning process.

In response to a question about existing construction near the site, the Petitioner's team stated that the project nearby the site is being developed by David Weekly.

In response to an attendee's question about community benefits for the neighborhood, Mr. Brown stated that the conditional zoning would provide certainty to the neighborhood for the future development. The neighborhood has identified their main concerns including the connection to Bridlepath and stormwater which the neighborhood could collaborate with the petitioner on addressing through the conditional rezoning process. Mr. Brown indicated that there would be further conversation with the neighborhood to further refine the conditions of the rezoning plan.

Another attendee commented that they would prefer single family detached housing in this location. Mr. Brown explained that the Unified Development Ordinance eliminated single family-only detached zoning districts. By right, the site could be developed with duplexes or triplexes.

In response to questions about the commitments of the rezoning plan, Mr. Brown explained that approved rezoning conditions would be binding and serve as the site's zoning regardless of the ownership of the property. If the site was sold to another developer, the approved conditions would still apply, and the new developer held to the same standards. The only way to change the approved condition would be to go back through the rezoning process and seek approval from City Council.

An attendee asked how Wright Avenue would be impacted by the development of the site. The Petitioner's team displayed a plan of the existing streets and proposed connections. Jenkins Avenue would be extended to connect to the site and Wright Avenue would connect to the David Weekly project to the north. The Petitioner's team responded that the portion of Wright Ave adjacent to the site would be constructed however there would be a gap that would remain south of the site. Wright Avenue would remain a paper street in the location south of the site.

An attendee asked how the public can receive plan comments from City staff. Mr. Brown explained that staff comments are available on the City's website.

An attendee asked for plans to mitigate the traffic generated by the site. Mr. Brown stated that mitigation would be included in the rezoning process by future requests from Charlotte Department of Transportation. The site would meet the City's requirements for traffic improvements and traffic would be dispersed through multiple connections which avoid Walker Road.

In response to questions about stormwater concerns, the Petitioner's team stated that they will design underground vaults and piping. The petitioner's team displayed a map illustrated the large basin around property and explained that water moves toward Linda Lane. Stormwater will run through the site and the site will be designed to capture larger storm events. The Petitioner's team explained that stormwater is slowly released through streams after it is detained, and it must be detained to City requirements. Stormwater will be dispersed through various points on the property, and it is not expected to increase flooding in the adjacent neighborhood. The petitioner's

team explained that the underground vaults function as detention ponds. The Petitioner's team also indicated that the site isn't within a FEMA floodplain.

An attendee asked why detached single family housing was not being considered. The Petitioner's team answered that they explored this option, but it was not financially viable.

In response to a question about the price point of the proposed development, Mr. Brown stated that price is not a condition of the zoning process. The petitioner's team estimates that the townhomes will be priced at least five hundred thousand dollars plus.

In response to a question about the connection to Bridlepath Lane, Mr. Brown stated that a by-right development may be required to connect to Bridlepath Lane. He noted that the conditional rezoning would allow the community to petition for removing this connection.

In response to questions about the by-right development under contract by the petitioner to the north, the petitioner's team discussed the current zoning of the property which allows townhome development. The petitioner's team explained that they would like to create one cohesive development between the two sites through the rezoning process. The site under the current rezoning petition would be connected to the northern site and could access Litchfield Road by connecting through the development. The connection would not be made to the west at Goshen Place because of an existing sewer easement.

An attendee asked if the community could petition for the property to be rezoned for parks/ green space. Mr. Brown stated that it would be unlikely to occur without the City condemning the property.

In response to a question about a future connection to Linda Lane, Mr. Brown stated that this rezoning petition would not connect to Linda Lane.

An attendee asked about who is responsible for deciding the approval of the rezoning. Mr. Brown explained that City Council votes to approve or deny rezoning requests.

An attendee asked who would maintain the Bridlepath pedestrian path. Mr. Brown stated that the homeowners association would maintain this path.

In response to a question about the types of developments that the petitioner has developed. The petitioner's team encouraged the community to visit their website to better understand the type of product they build.

An attendee commented on the lack of community benefit. Mr. Brown acknowledged her concern and explained that a conditional zoning would provide the community more certainty on the type of development that will be constructed on the site.

Mr. Collin Brown concluded the meeting by encouraging neighbors to provide feedback through the petitioner's agents via email.

The meeting concluded at approximately 8:25 p.m. without any further questions or discussion from the community.

Respectfully submitted this 13th day of November 2023.

cc: Claire Lyte-Graham, 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

2023-122	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-122	15715201	SARATOGA CRAIG LLC				10205 STONEMEDE LN		MATTHEWS	NC	28105
2023-122	15715202	KING'S CROSS CHURCH				3936 CRAIG AVE		CHARLOTTE	NC	28211
2023-122	15715205	LABAK	ANGELA FLORES	NEIL	LABAK	3918 LITCHFIELD RD		CHARLOTTE	NC	28211
2023-122	15715206	DEVORES	COURTNEY E	PHILIP RHEA	STRICKLAND	3912 LITCHFIELD RD		CHARLOTTE	NC	28211
2023-122	15715207	FRANCIS	SAMANTHA JO			3908 LITCHFIELD RD		CHARLOTTE	NC	28211
2023-122	15715208	2018-2 IH BORROWER LP			C/O INVITATION HOMES	PO BOX 13270		SCOTTSDALE	AZ	85267
2023-122	15715209	YELLOW RHINO LLC				3225 MCLEOD DR		LAS VEGAS	NV	89121
2023-122	15715210	ROLLINS	INGEBORG K		BY ENT	3848 LITCHFIELD RD		CHARLOTTE	NC	28211
2023-122	15715211	RADFORD	REBECCA J			3842 LITCHFIELD RD		CHARLOTTE	NC	28211
2023-122	15715252	BUTLER	CHRISTINA			1033 GOSHEN PLACE		CHARLOTTE	NC	28211
2023-122	15715253	EXCELSIOR LODGE #261 A F	& A M CHARLOTTE N CTR			2921 GLENWOOD AVE		RALEIGH	NC	27608
2023-122	15715254	SPEARS	AMY BENZENHOFER	ALLEN	HEAPE	1040 GOSHEN PL		CHARLOTTE	NC	28211
2023-122	15715255	FRUSTI	MATTHEW J	ASHLEY S	FRUSTI	1032 GOSHEN PL		CHARLOTTE	NC	28211
2023-122	15715268	WALLACE	KRISTIN HODGE	ROBERT TERENCE JR	WALLACE	945 BRIDLEPATH LN		CHARLOTTE	NC	28211
2023-122	15715269	TAYLOR REAL ESTATE MANAGEMENT LLC				1400 LINDA LN		CHARLOTTE	NC	28211
2023-122	15715280	NARK	JASON	SIANNETH SANCHEZ	ABARCA	1139 LINDA LN		CHARLOTTE	NC	28211
2023-122	15715281	SCAFFIDI	BRIAN	SARAH	SCAFFIDI	1147 LINDA LN		CHARLOTTE	NC	28211
2023-122	15715282	HATFIELD	MATTHEW E	CARRIE W	HATFIELD	1201 LINDA LN		CHARLOTTE	NC	28211
2023-122	15715283	STOCKDALE	JEFF	LORI	STOCKDALE	1207 LINDA LN		CHARLOTTE	NC	28211
2023-122	15715284	CLARK	COLIN	MEGAN	CLARK	944 BRIDLEPATH LN		CHARLOTTE	NC	28211
2023-122	15715285	TAYLOR	ANDREW D JR			1400 LINDA LN		CHARLOTTE	NC	28211
2023-122	15715286	TAYLOR	ANDREW D JR			1400 LINDA LN		CHARLOTTE	NC	28211
2023-122	15715287	TAYLOR	ANDREW D JR	SUSAN E	TAYLOR	1400 LINDA LN		CHARLOTTE	NC	28211
2023-122	15715289	WILBORNE	JAMES R	JOHN J	ROMANO	960 BRIDLEPATH LN		CHARLOTTE	NC	28211
2023-122	15715290	MAGLOSKY	NICHOLAS JAMES	STEPHANIE JAYNE	MAGLOSKY	964 BRIDLEPATH LN		CHARLOTTE	NC	28211
2023-122	15715292	WILBORN	JAMES R	CRAIG A	VAN LAANEN	960 BRIDLEPATH LN		CHARLOTTE	NC	28211
2023-122	15716414	MINASIAN	STANLEY L	MARION L	MINASIAN	1216 DELANE AVE		CHARLOTTE	NC	28211
2023-122	15716415	BREMER	LEE M	ALISON S	BREMER	4005 Wright Ave		CHARLOTTE	NC	28211
2023-122	15716416	DREYER	KYLE MICHAEL	MEGHAN ANNE	DREYER	4009 WRIGHT AVE		CHARLOTTE	NC	28211
2023-122	15716417	MANGIARACINA	REX ADAM	CAROLYN TUCKER	MANGIARACINA	4015 WRIGHT AVE		CHARLOTTE	NC	28211
2023-122	15716501	GOPALAKRISHNAN	MOHANACHANDRAN AYANAL	BRITNEY	KRCHNAVY	1201 DELANE AVE		CHARLOTTE	NC	28211
2023-122	15716502	HASTY	ROBERT BRYAN			1209 DELANE AV		CHARLOTTE	NC	28211
2023-122	15716503	SWIMMER	BROTHERS PROPERTIES		LLC	725 PROVIDENCE RD		CHARLOTTE	NC	28207
2023-122	15716504	SWIMMER BROTHERS PROPERTIES LLC				4110 CRAIG AV		CHARLOTTE	NC	28211
2023-122	15716506	DELANE GLEN APARTMENTS LLC				1630 DELANE AVE		CHARLOTTE	NC	28211
2023-122	15716507	SADOWSKI	EDWARD HENRY	ALLISON VICTORIA	SADOWSKI	1205 DELANE AVE		CHARLOTTE	NC	28211
2023-122	15719201	BRENDLE	BYRON			4301 EMORY LN		CHARLOTTE	NC	28211
2023-122	15719202	MORRISON	DANIEL R	RACHEL	MORRISON	4307 EMORY LN		CHARLOTTE	NC	28211
2023-122	15719309	MYNHARDT	CHELSEA	LEE	MYNHARDT	1140 LINDA LN		CHARLOTTE	NC	28211

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

2023-122	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-122	Amity Gardens Neighborhood Asso	Donna	Thomas	5362 BUENA VISTA AVE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-122	Amity Gardens Neighborhood Asso	Luke	Carter	5237 LYNNVILLE AVE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-122	Amity Gardens Neighborhood Asso	Suzanne	Guimond	5368 BUENA VISTA AVE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-122	Amity Place Homeowners Associat	Michael	Icenhour	4319 WORDSWORTH LN, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-122	Burleigh Street	Leigh	Frame	311 BURLEIGH STREET, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-122	CMPD Crime Watch	RA	Sprague	715 N. WENDOVER RD, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-122	Collinswood Neighborhood Associ	Mike	Farrell	4808 WALKER RD, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-122	Cotswold	Doug	Macomb	1052 CHURCHILL DOWNS COURT, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-122	Cotswold Homes Condominiums Hom	Jan	Abrams	4509 WOODLARK LN, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-122	Cotswold Neighborhood Associati	Will	Getter	1021 CHURCHILL DOWNS CT, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-122	Cotswold Wicks	Gail	Tinker	465 MERWICK CIRCLE, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-122	Cotswold Wicks	Liana	Humphrey	4415 BARWICK RD, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-122	Giverny Homeowners Association	Robin	Gill	4527 GAYNOR RD, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-122	Hubbard Glen Homeowners Associa	Sandra	Vazquez	1114 NANCY DR, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-122	Oakhurst Community Neighborhood	Elizabeth	Bradford	4414 CARTERET ST., CHARLOTTE, NC,		CHARLOTTE	
2023-122	Oakhurst Community Neighborhood	Grace	Watkins	4317 COMMONWEALTH AV, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-122	Oakhurst Community Neighborhood	Liz	MillsapsHaigler	1420 CHIPPENDALE ROAD, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-122	Oakhurst Community Neighborhood	Will	Johnson	1646 CHIPPENDALE ROAD, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-122	Ramblewood Neighborhood Associa	Hal	Turner	4733 GAYNOR RD, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-122	Randolph Park Civic Association	Maureen	Cherry	516 CHILLINGWORTH LN, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-122	SIRI HOMES,LLC	JOY	HARRIS	820 VILLA CT, CHARLOTTE, NC, 28211	Unit F	Charlotte	28211

EXHIBIT B

October 23, 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, November 7th at 7:00 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Empire Communities
Petition No.: 2023-122

Dear Charlotte Neighbor:

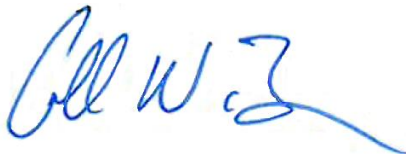
Our firm represents Empire Communities (the “Petitioner”) in its proposal to rezone approximately 9.24 acres located at the dead-end of Jenkins Avenue and along the west side of Wright Avenue. The Petitioner is requesting a rezoning from the N-1A zoning district to the N2-A(CD) zoning district to accommodate its residential 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, November 7 at 7:00 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.Arnold@alexanderricks.com and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the petitioner (“Empire”) or property (“Wright Ave”) 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.Arnold@alexanderricks.com or call 980-334-2003 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,



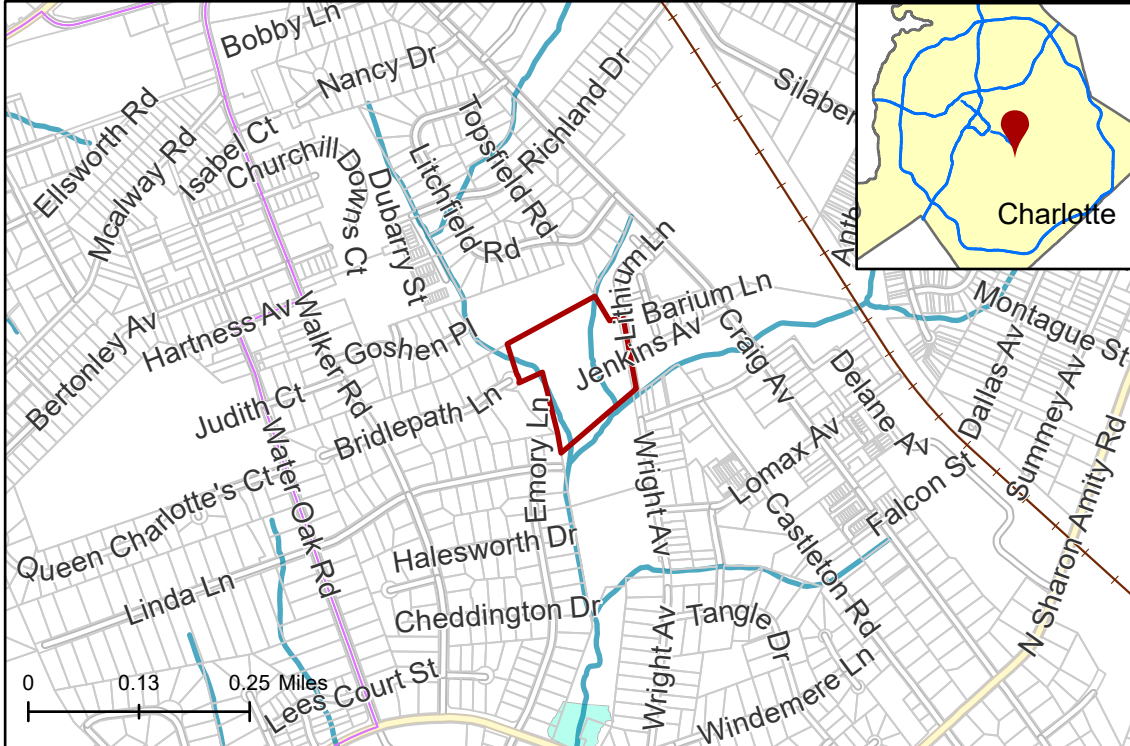
Collin W. Brown

2023-122: EHC Homes LP

Requested Zoning N1-A (Neighborhood 1-A)
Requested Zoning N2-A(CD) (Neighborhood 2-A, Conditional)

Approximately 9.24 acres

Location of Requested Rezoning



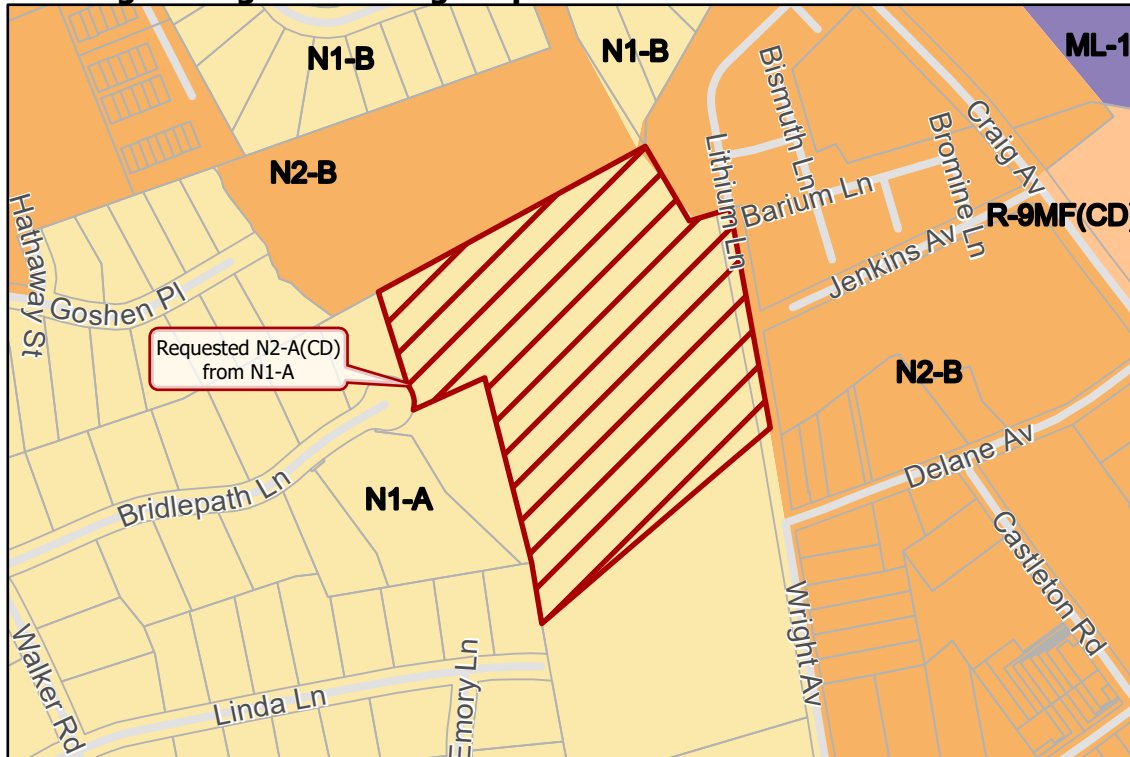
Rezoning Map



- 2023-122
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District**
- 5-Marjorie Molina



Existing Zoning & Rezoning Request

























- Requested N2-A(CD) from N1-A
- Zoning Classification**
- Neighborhood 1
- Neighborhood 2
- Multi-Family
- Manufacturing & Logistics



Map Created 10/5/2023

EXHIBIT C

-  Lisa Arnold (Host, me)
-  collin brown
-  collin brown
-  Michael Shea
-  Alison and Lee Bremer
-  Aqil Mohammed
-  Brian Sccaffidi
-  Carrie Hatfield
-  Cat's iPhone (2)
-  Christina Butler
-  Dan's iPhone
-  Delta Sonderman
-  Dustin Taylor
-  Eddie Moore
-  Emily Weaver
-  Eric Hooper
-  Farah Saint Jean
-  Gary Lerner
-  Heath Bergman
-  iPhone (221)
-  Jeffrey Moffatt
-  Jeffrey Nakayama





















-  Jim Wilborne
-  Katie DEpagnier
-  Kristin Wallace
-  Kyle Dreyer
-  Liz Harrison
-  Liz Harrison
-  Liz Patterson
-  Mihai Savu
-  Mohan Gopalakrishnan
-  Nick Maglosky
-  Nina Wynn
-  Patrick Bleser
-  PJ Bordner
-  Randy Brantley
-  Sam Shartle
-  SC
-  Spencer Brown
-  Tyler Roselli
-  17044089595
-  17044089595

EXHIBIT D

LITCHFIELD – BRIDLEPATH LANE REZONING

(REZONING #2023-122)

EMPIRE COMMUNITIES

Official Community Meeting

November 7, 2023

Alexander
Ricks
PLLC

MEETING AGENDA

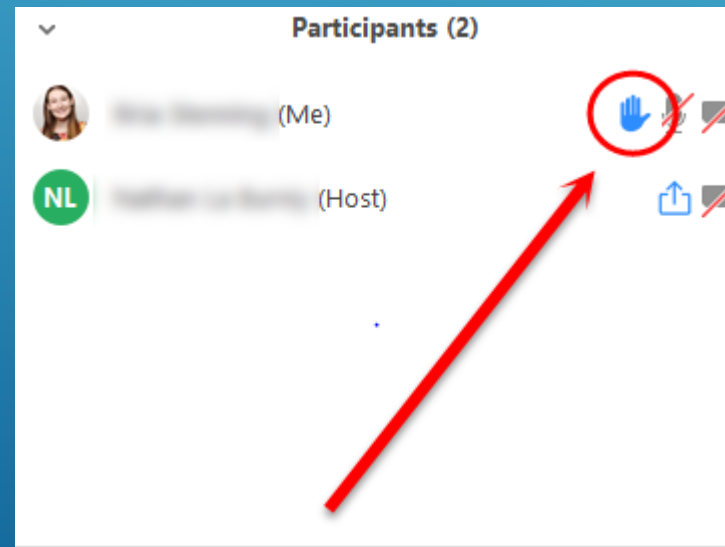
- **Introductions**
 - **Property Location**
 - **Development Considerations**
 - **Current Zoning**
 - **Land Use Plan Recommendation**
 - **Preliminary Feedback Responses**
 - **Proposed Rezoning Potential Timeline**
 - **Questions/Discussion**
- 

AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



TEAM INTRODUCTIONS

Property Owner:

Andrew D and Susan E Taylor

Petitioner:

Empire Communities



Mike Shea, Dan Robertson, Aqil Mohammed, & Eric Hooper



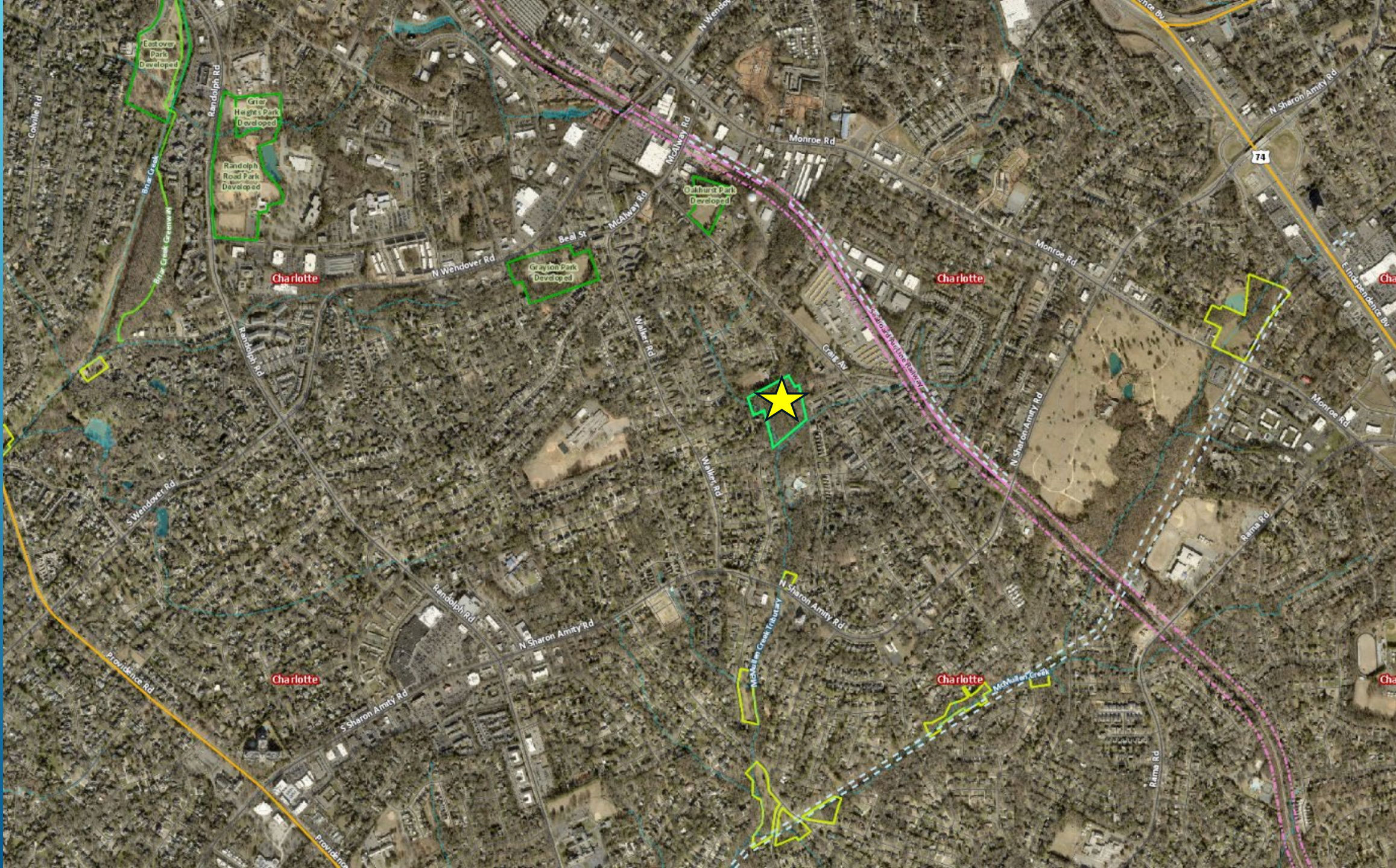
Collin Brown,
Brittany Lins, & Lisa Arnold

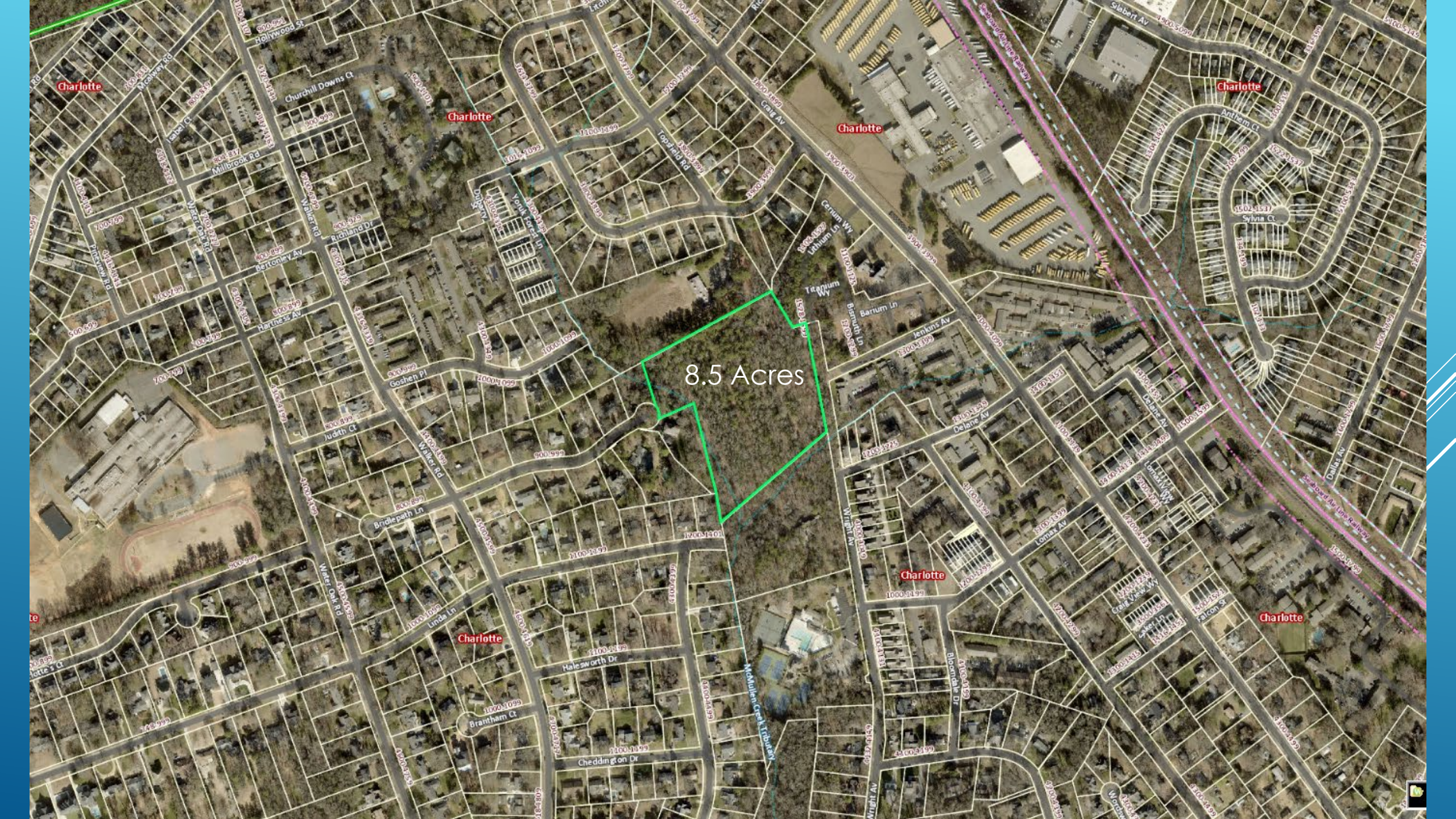


Eddie Moore

PROPERTY LOCATION







8.5 Acres

Charlotte

Charlotte

Charlotte

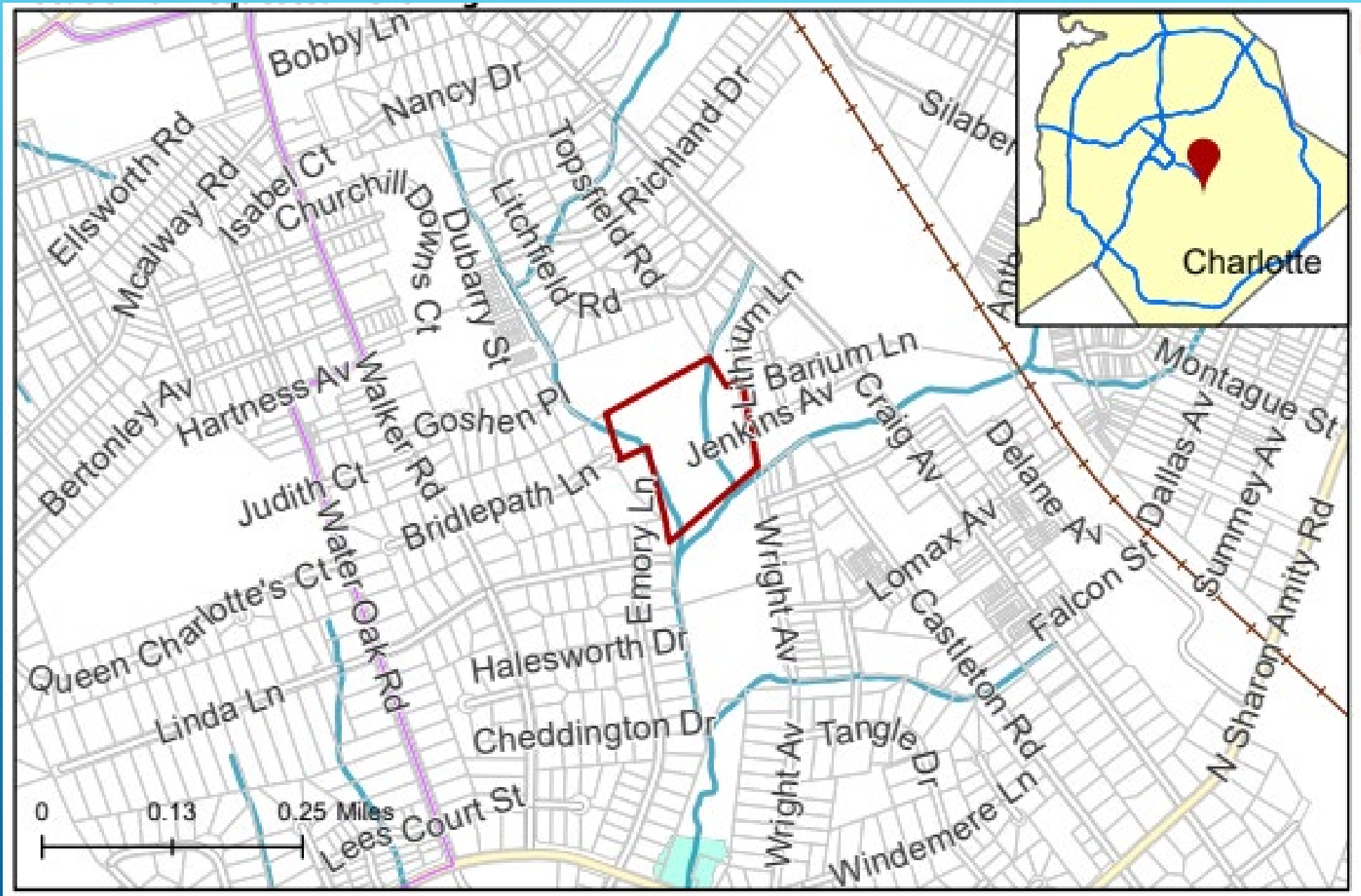
Charlotte

Charlotte

Charlotte

Charlotte







POLARIS 3G

[Tutorials](#) [Quick Tips](#) [Report Issues](#) [More Map Apps](#)

[Search Results](#) [Layers/Labels](#) [Property Report](#) [Zoom To](#)

Property Key

Parcel ID GIS ID

15715253 15715253

Address located on Property (Postal City)

3900 LITCHFIELD RD CHARLOTTE NC 28211

Owner Name Mailing Address

& A M CHARLOTTE N CTR 2921 GLENWOOD AVE
EXCELSIOR LODGE #261 A F RALEIGH NC 27608

[Is ownership or parcel boundary wrong?](#) [Request Change](#)

[Is the mailing address wrong?](#) [Request Change](#)

Link To

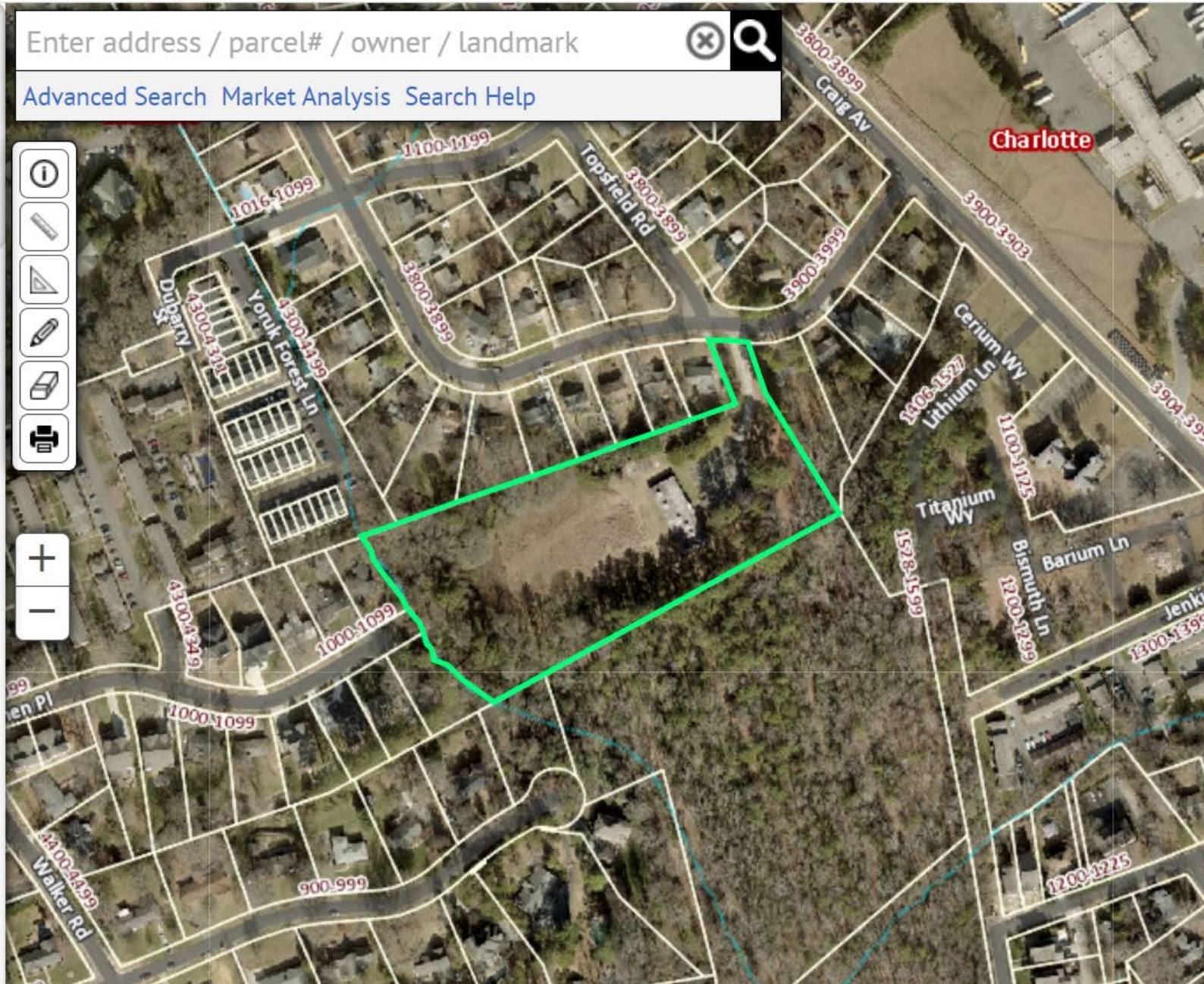
[Google Street View \(Use for recent building photos\)](#)

[Birdseye View maintained by Mecklenburg County](#)

Enter address / parcel# / owner / landmark

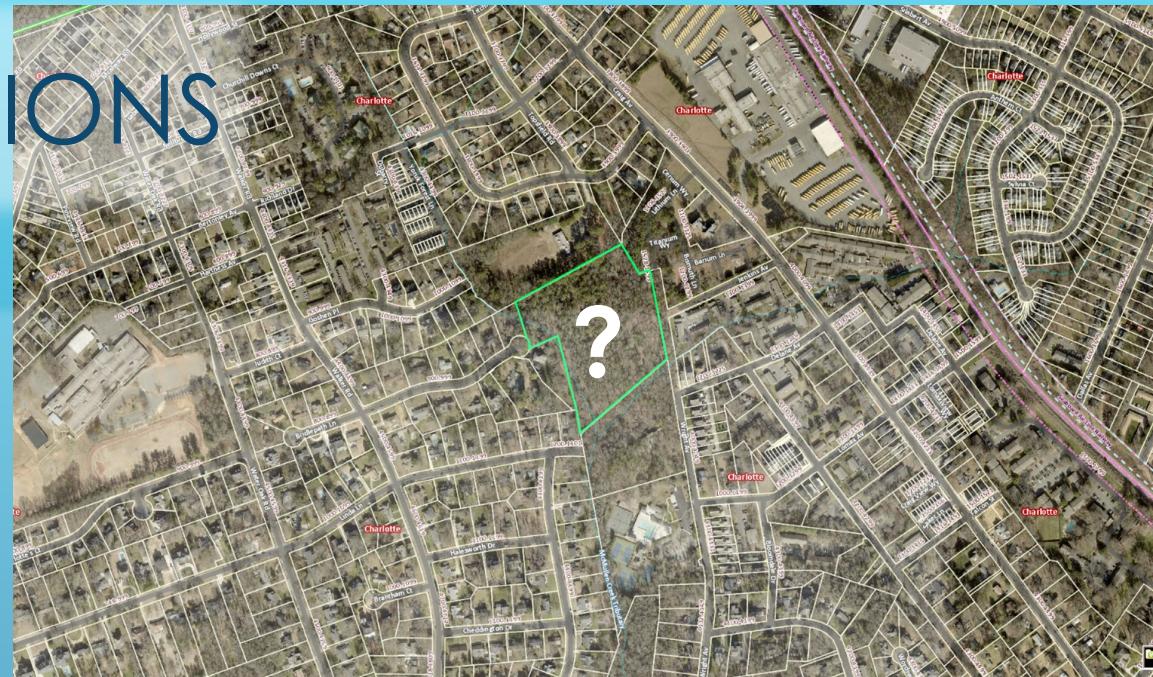


[Advanced Search](#) [Market Analysis](#) [Search Help](#)



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



TYPES OF ZONING IN CHARLOTTE



- Conventional rezonings request entitlements permitted by a general or overlay zoning district. In other words, a conventional rezoning is simply requesting a change from one zoning district to another. Since the petition is not requesting uses or development standards that are different from or above and beyond what is permitted by the zoning ordinance the petition is not required to submit a site plan or hold a community meeting.

- Conditional rezonings request entitlements that differ from the land uses and development standards permitted in general or overlay districts. Conditional rezonings are essentially tied to a specific land use or development proposal and therefore, must have a site plan to document the proposed development. Petitioners are required to host a community meeting which allows stakeholders to review and ask questions about the proposed development. Conditional rezonings can be identified by the letters included at the end of the zoning designation.

Conventional	Conditional
Property owner signature not required	Property owner signature required by State Law
No site plan submittal	Site plan submittal required
No community meeting required	Community meeting and report required
Not tied to specific uses/proposal	Commitment to specific uses and proposal

Above: Conventional rezonings basically go by what is permitted in the ordinance. A conditional rezoning is tied to a specific use or proposal that differs from what is permitted by-right by general or overlay zoning districts. About 20% of the rezonings in Charlotte are conventional and 80% are conditional.

EXISTING ZONING



Requested N2-A(CD)
from N1-A

PLACE TYPES: NEIGHBORHOOD 1

Goal: Provide places for neighborhoods with a variety of housing types, where single-family housing is still the predominant use.

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.

LAND USE

- Single-family detached homes are the primary use in this Place Type.
- Accessory Dwelling Units are frequently found on the same lots as individual single-family detached homes.
- Duplexes, triplexes, quadraplexes, and civic uses, such as parks, religious institutions, and neighborhood scaled schools, may also be found in this Place Type.
- Smaller lot single-family detached developments, small townhome buildings, and small multi-family buildings, as well as civic uses, are also found on some 4+ lane arterials. These building types provide a transition between higher volume streets and the interior of neighborhoods.
- The greatest density of housing in this Place Type is located within ½ mile walk of a Neighborhood Center, Community Activity Center, or Regional Activity Center and is located on an arterial, with a high frequency bus or streetcar route.
- In some cases, small neighborhood commercial buildings are found in older neighborhoods.

CHARACTER

- This Place Type is characterized by low-rise residential buildings, uniformly setback from the street, and generally consistent lot sizes.
- Front lawns or landscaped yards are found between residences and the street, and individual back yards are commonly found for each main residential building. There is limited impervious cover between residential buildings and the street.
- Many of the individual neighborhoods in this Place Type have unifying characteristics, such as setbacks and building heights, that have been maintained as they were originally developed. Others have seen changes in these and other characteristics.



Mostly Residential Land Uses

MOBILITY

- A very well-connected local street network provides safe and direct access throughout the neighborhood and to and through the neighborhoods and adjacent Place Types. This street network helps disperse vehicular traffic and allows residents to walk or bike to transit and nearby destinations.
- Arterial streets also support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit or nearby destinations.
- Direct access to buildings, parks, and other facilities is usually from Local streets, with more limited access opportunities along arterials. Alleys are also used to provide access to residences located on narrower lots.

BUILDING FORM

- The typical building in a Neighborhood 1 place is a low-rise residential building up to three or four stories.
- Townhome style buildings typically have 4-6 units.
- The size of civic and institutional buildings varies based on context and accessibility.
- The length of single-family attached and small multi-family

Article 4 contains the **Neighborhood 1 Zoning Districts**. These districts respect the character and development patterns of Charlotte's established residential neighborhoods and promote new residential neighborhood development in a manner that implements the City's vision for the future, as articulated in the Comprehensive Plan's Neighborhood 1 Place Type.

The N1-A through N1-E Zoning Districts allow for the development of single-family, duplex, and triplex dwellings on all lots. Additionally, quadraplex dwellings are allowed on arterial streets in these zoning districts when an affordable housing unit is provided within the dwelling. The N1-F Zoning District allows all dwelling types allowed in the N1-A through N1-E Zoning Districts, as well as small-scale townhouse and multi-family dwellings, and is intended for application typically on arterial streets within a Neighborhood 1 Place Type.



Specific standards for the Neighborhood 1 Zoning Districts address lot patterns and building form, and promote context-sensitive, compatible neighborhood development. There are **specific height requirements for duplexes and triplexes** that consider heights on adjacent properties. **Density for residential uses in the N1 districts** is regulated by the types of dwellings allowed and the minimum lot size.

The Neighborhood 1 Zoning Districts also allow for select nonresidential uses, such as places of worship and educational facilities, and for the reuse of existing neighborhood commercial establishments under prescribed conditions

This article also describes the **voluntary mixed-income bonus** that allows for an increase in the number of lots by applying the standards of the next most intense N1 zoning district. For example, development in the N1-A district could use the N1-B standards, N1-B could use the N1-C standards, etc. At least 50% of the units constructed on the additional lots must be reserved for households earning 80% AMI or less. This bonus does not have the geographic limitations that are in the current zoning ordinance.

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.

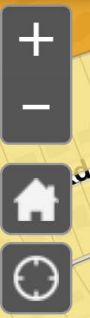


REGIONAL ACTIVITY CENTER

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.



Charlotte Future 2040 Policy Map

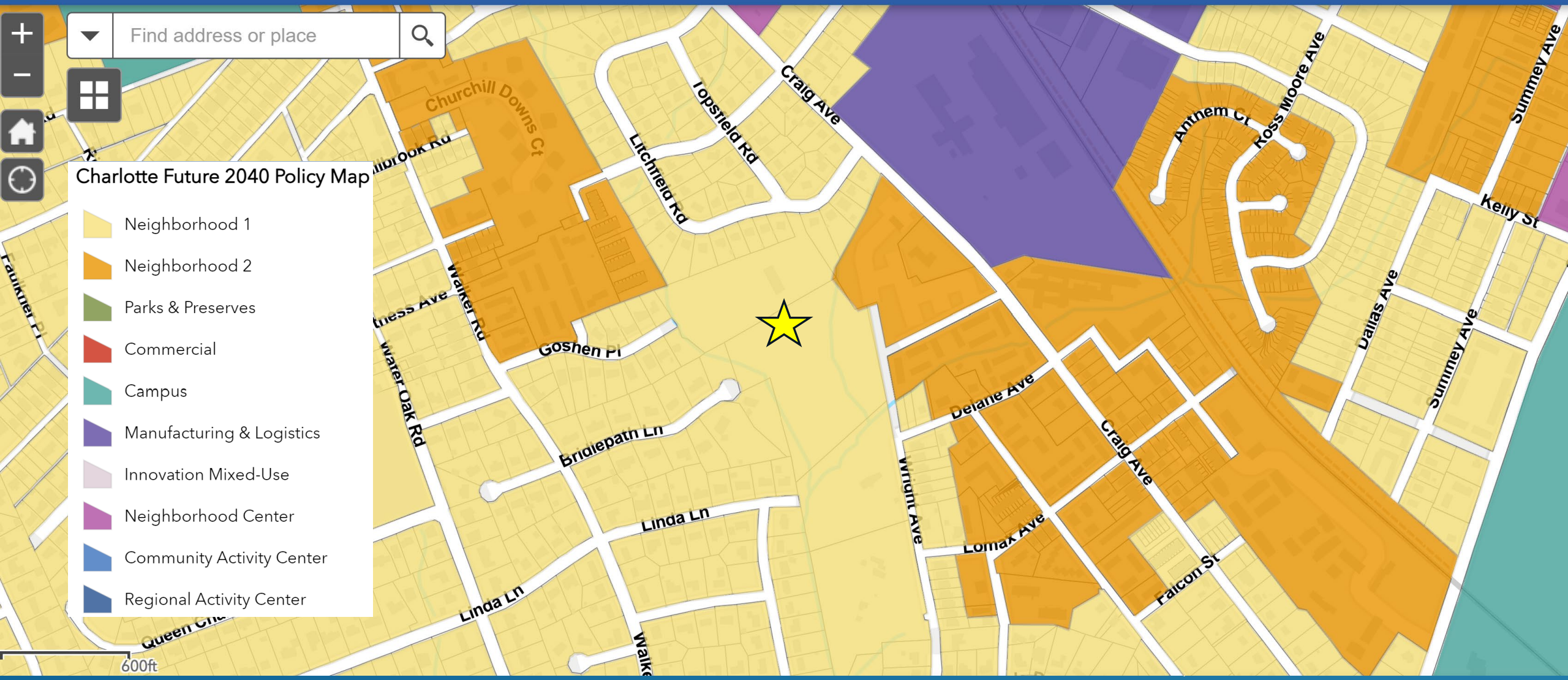


Find address or place

Charlotte Future 2040 Policy Map

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

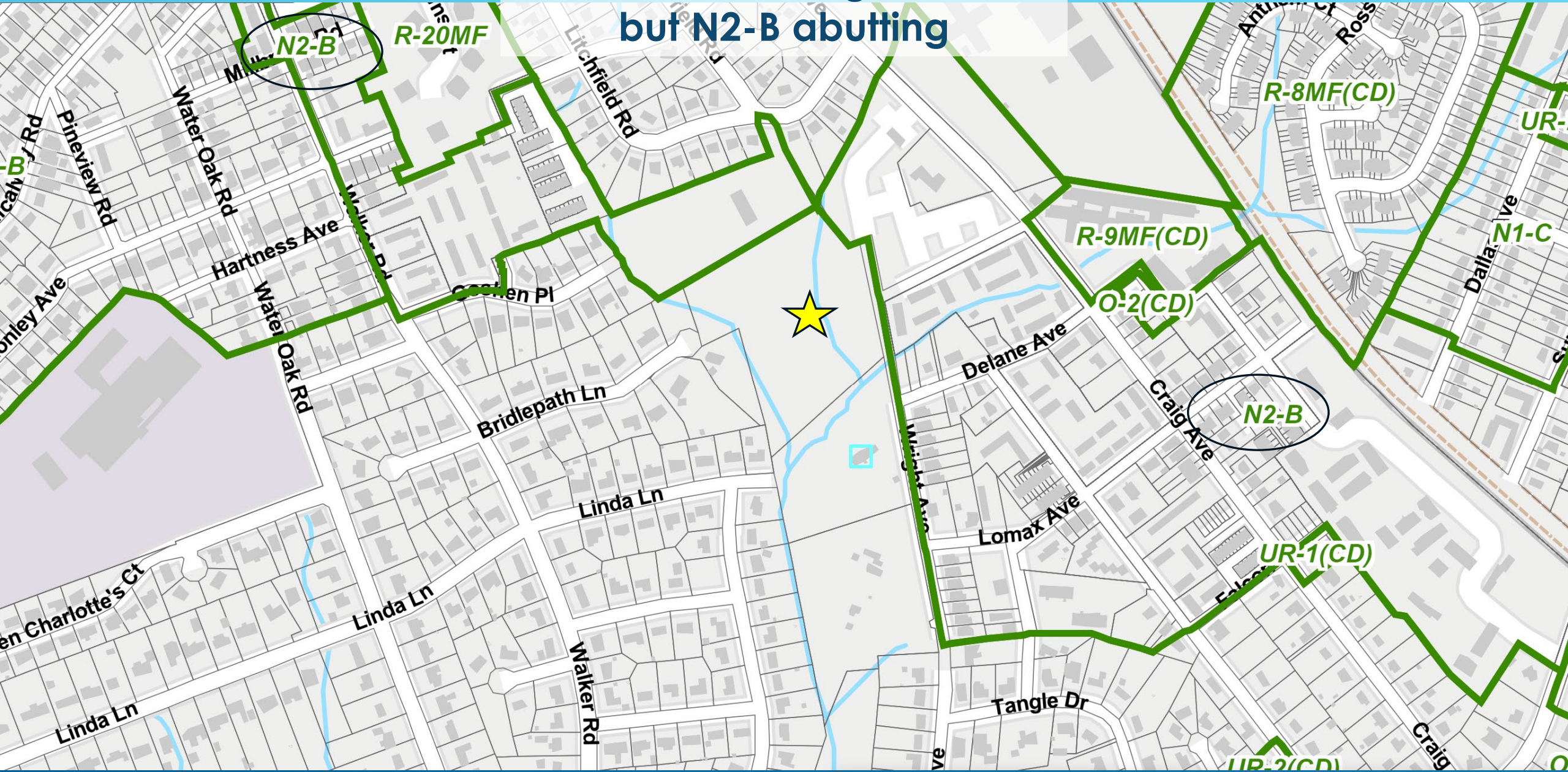
600ft



REZONING PROPOSAL = N2-A(CD)

**Allows for townhome development
consistent with abutting N2-B parcels**

Current zoning N1-A but N2-B abutting





PLACE TYPES: NEIGHBORHOOD 2

Goal: Provide a range of moderate to higher intensity housing types, including apartment and condominium buildings, to meet the needs of a diverse population.

Neighborhood 2 places are higher density housing areas that provide a variety of housing types such as townhomes and apartments alongside neighborhood-serving shops and services.

LAND USE

- The primary uses in this Place Type are multi-family and single-family attached residential, including some buildings with ground floor, non-residential uses.
- Lower intensity housing types are also found in Neighborhood 2, especially as part of a large development with a mix of housing types.
- Neighborhood 2 places also include civic uses such as schools, neighborhood parks, and religious institutions.

CHARACTER

- This Place Type is characterized by low- to mid-rise multi-family residential buildings, in a walkable environment.
- Neighborhood 2 places include larger scale residential buildings than are found in Neighborhood 1.
- Neighborhood 2 residential developments typically include shared community amenities, such as open spaces or recreational facilities, and common parking areas.

MOBILITY

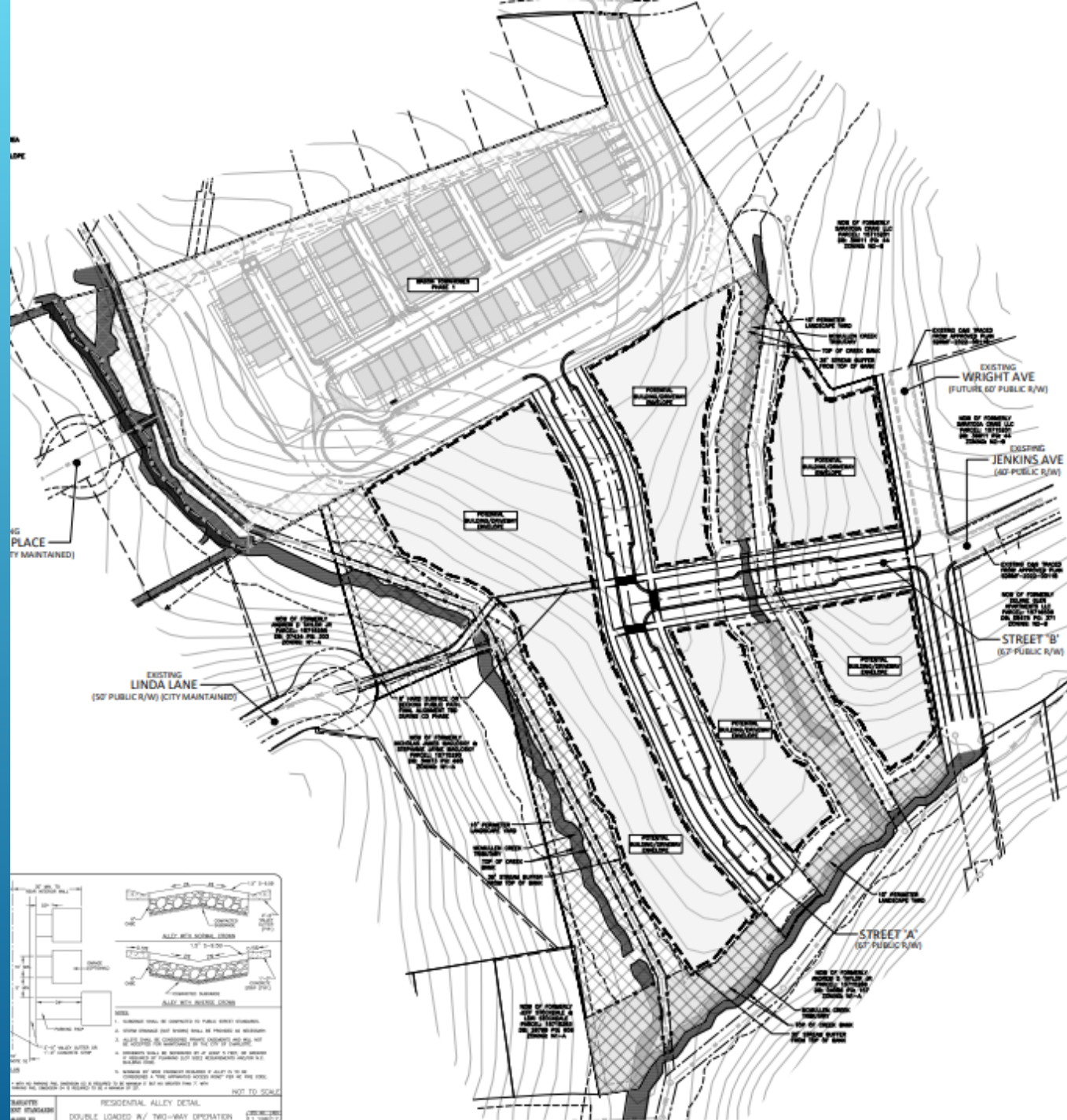
- Because Neighborhood 2 places typically serve as a transition between lower-density development and higher-intensity commercial or mixed-use centers, they have a very well-connected and dense street network with short blocks. This provides multiple route options to better accommodate walking, cycling, and transit use.
- Both Local and Arterial streets are designed to support and encourage walking, cycling, and transit use to reach transit or nearby destinations.



BUILDING FORM

- The typical building is a single-family attached or multi-family building and is usually not more than five stories.
- Civic and institutional buildings vary in size based on their context and accessibility.
- Buildings are designed to orient to streets with prominent entrances providing pedestrian access from the public sidewalk.
- Buildings also orient toward on-site open spaces and abutting parks and greenways.
- Buildings are designed with active ground floor uses, either residential or in some instances, economically viable commercial, to support a vibrant pedestrian environment. Buildings with ground floor commercial have tall ground floors and a high degree of transparency using clear glass windows and doors.

Requesting N2-A(CD),
limited to townhomes with
street/pedestrian network
and buffering commitments





MASON TOWNS RENDERING
 CHARLOTTE, NORTH CAROLINA



MASON II TOWNS RENDERING
 CHARLOTTE, NORTH CAROLINA

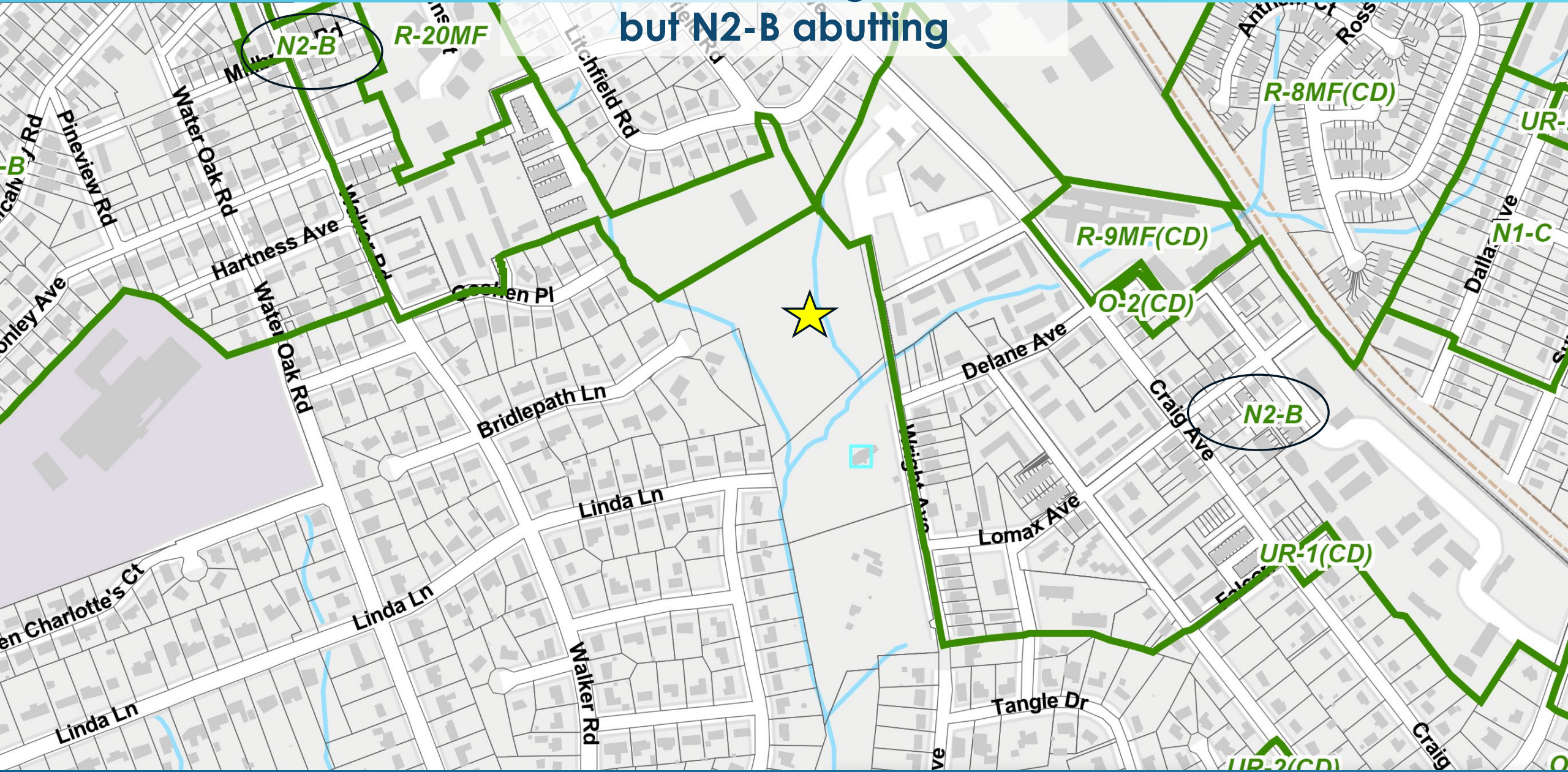
PRIMARY ISSUES OF CONCERN

- ▶ Connectivity to Bridlepath
 - ▶ Stormwater Impacts/Flooding
 - ▶ Tree Save/Buffering/Wildlife Impacts
- 
- A decorative graphic consisting of several parallel white lines of varying lengths, slanted diagonally from the bottom right towards the top right, located in the lower right quadrant of the slide.

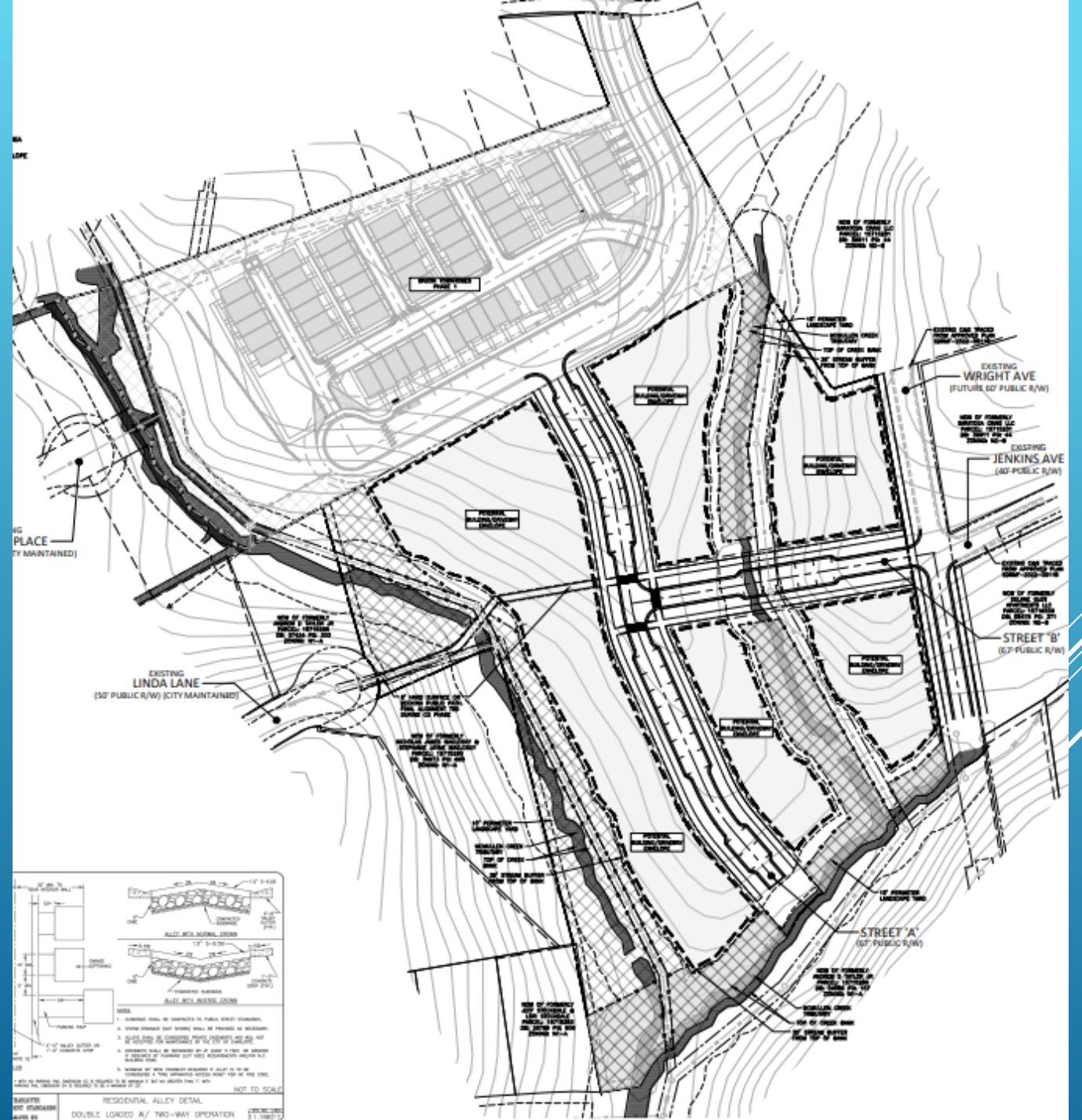
BRIDALPATH



Current zoning N1-A but N2-B abutting



Requesting N2-A(CD),
limited to townhomes with
street/pedestrian network
and buffering commitments



STORMWATER





TREE SAVE/BUFFERING



MASON II TOWNS RENDERING
 CHARLOTTE, NORTH CAROLINA

POTENTIAL REZONING SCHEDULE

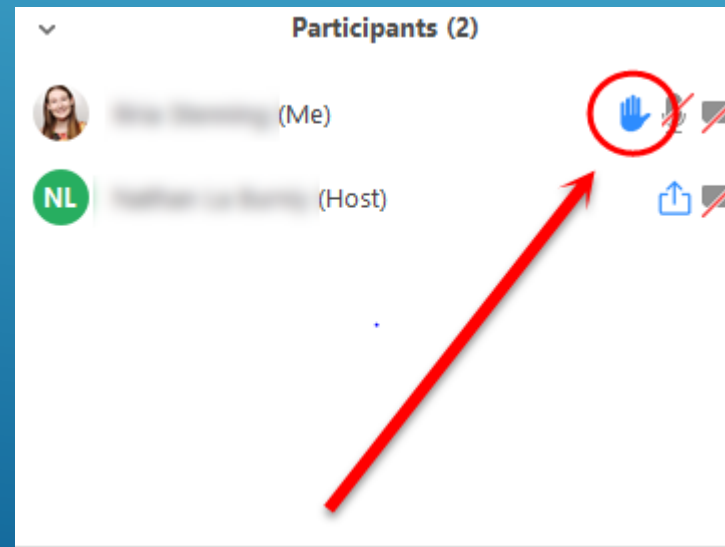
- ▶ **Application Filed:** August 2023
- ▶ **Application Processed:** September 2023
- ▶ **Official Community Meeting:** Today, November 7th
- ▶ **Earliest Public Hearing:** December 18th
- ▶ **Zoning Committee:** January 2nd
- ▶ **City Council Decision:** January 16th

QUESTIONS & DISCUSSION

Type your
questions



Or ask out loud



THANK YOU!

