

**CROSLAND SOUTHEAST**  
**REZONING PETITION NO. 2022-~~XXX~~064**  
**3/23/202210/11/2022**

**Development Data Table:**

Site Area:	+/- <del>8.6</del> <u>10.671</u> acres
Tax Parcel:	081-177-22
Existing Zoning:	B-2 PED
Proposed Zoning:	B-2 PED-O
Existing Use:	Commercial
Proposed Uses:	Uses permitted by right and under prescribed conditions together with accessory uses as allowed in B-2 PED zoning district not otherwise excluded herein or as otherwise provided in the Optional Provisions.
Maximum Building Height:	As permitted in B-2 PED zoning district
Parking:	Not to exceed B-2 PED -standards

**I. General Provisions**

1. **Site Description.** The approximately ~~40.671~~ 8.6-acre property is bound by Central Avenue, Pecan Avenue, East Independence Boulevard, and the Seaboard Air Line Railway in Charlotte, more particularly described as Mecklenburg County Tax Parcel Numbers 081-177-22 (the "Site"). The purpose of this rezoning request is to accommodate the signage plan for a proposed ~~mixed-use~~ mixed-use development while preserving the remaining B-2 PED design standards.
2. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the **B-2 PED zoning district** shall govern the development and use of the Site, subject to the Optional Provisions below.
3. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

**II. Optional Provisions**

1. The following optional provision is provided to accommodate a deviation from the B-2 PED standards in the Ordinance:
  - a. The Petitioner requests the ability to provide a maximum of one (1) roof sign on a building that is less than thirty (30) feet in height. The rooftop sign shall be located as generally depicted on the Rezoning Plan. The sign shall also satisfy all other standards contained in Section 13.10E. of the Ordinance (Roof Signs).

**III. Permitted Uses**

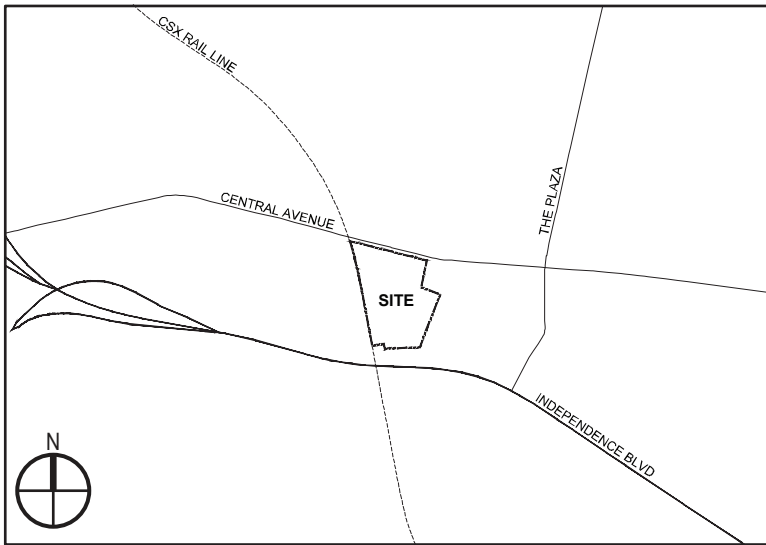
The Site may be devoted to any uses permitted by right or under prescribed conditions in the B-2 PED Zoning District, together with any incidental or accessory uses associated therewith.

**IV. Design Standards**

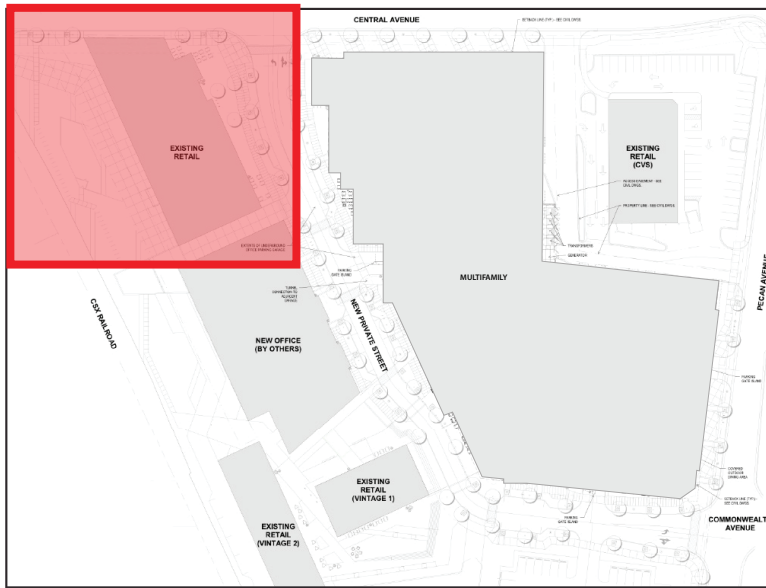
Architectural and design standards for the Site shall be governed by the provisions of the B-2 PED zoning district.

**V. Environmental**

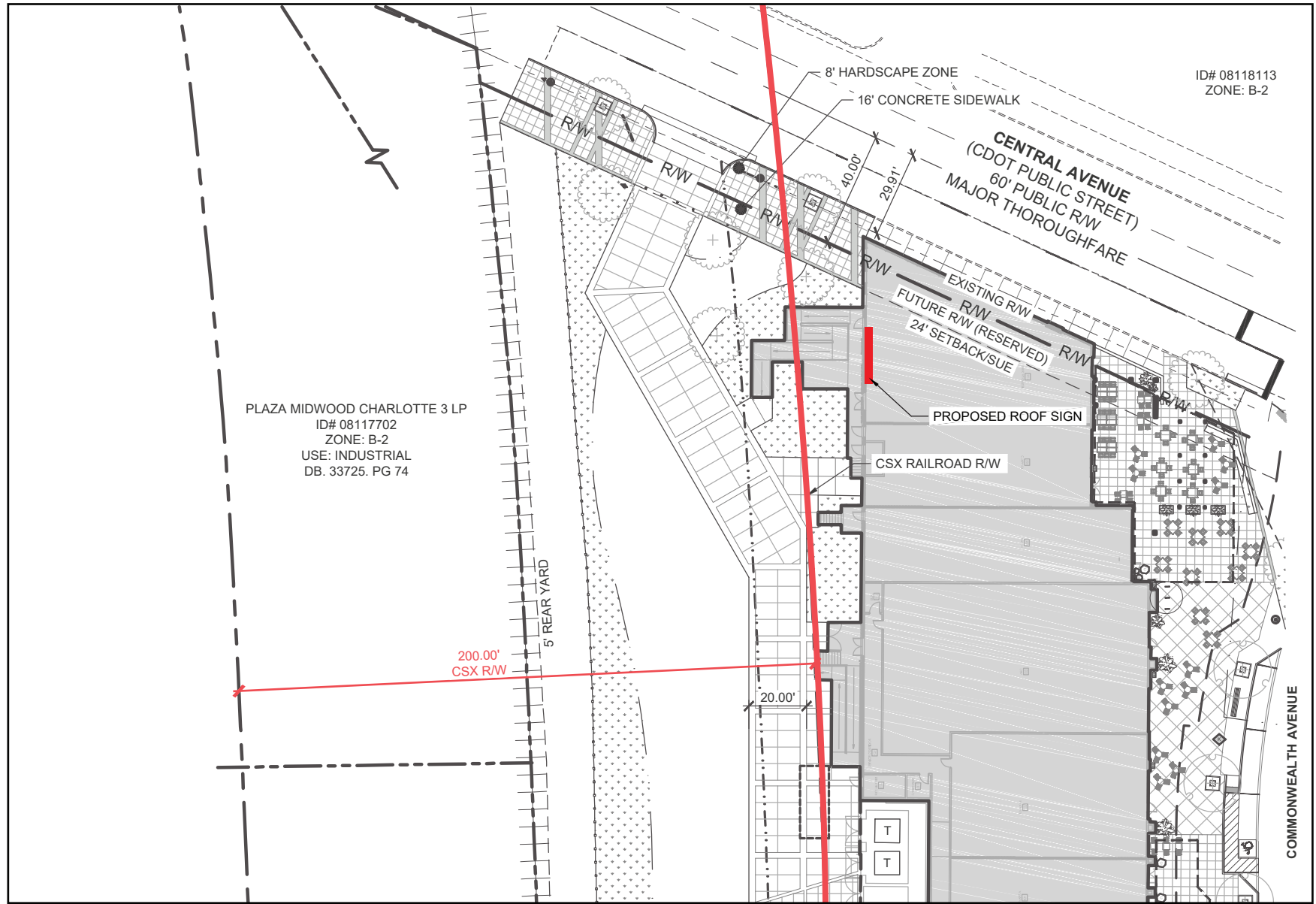
The site shall comply with the City of Charlotte Tree Ordinance.



VICINITY MAP - NOT TO SCALE



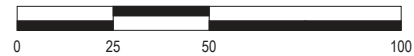
KEY PLAN

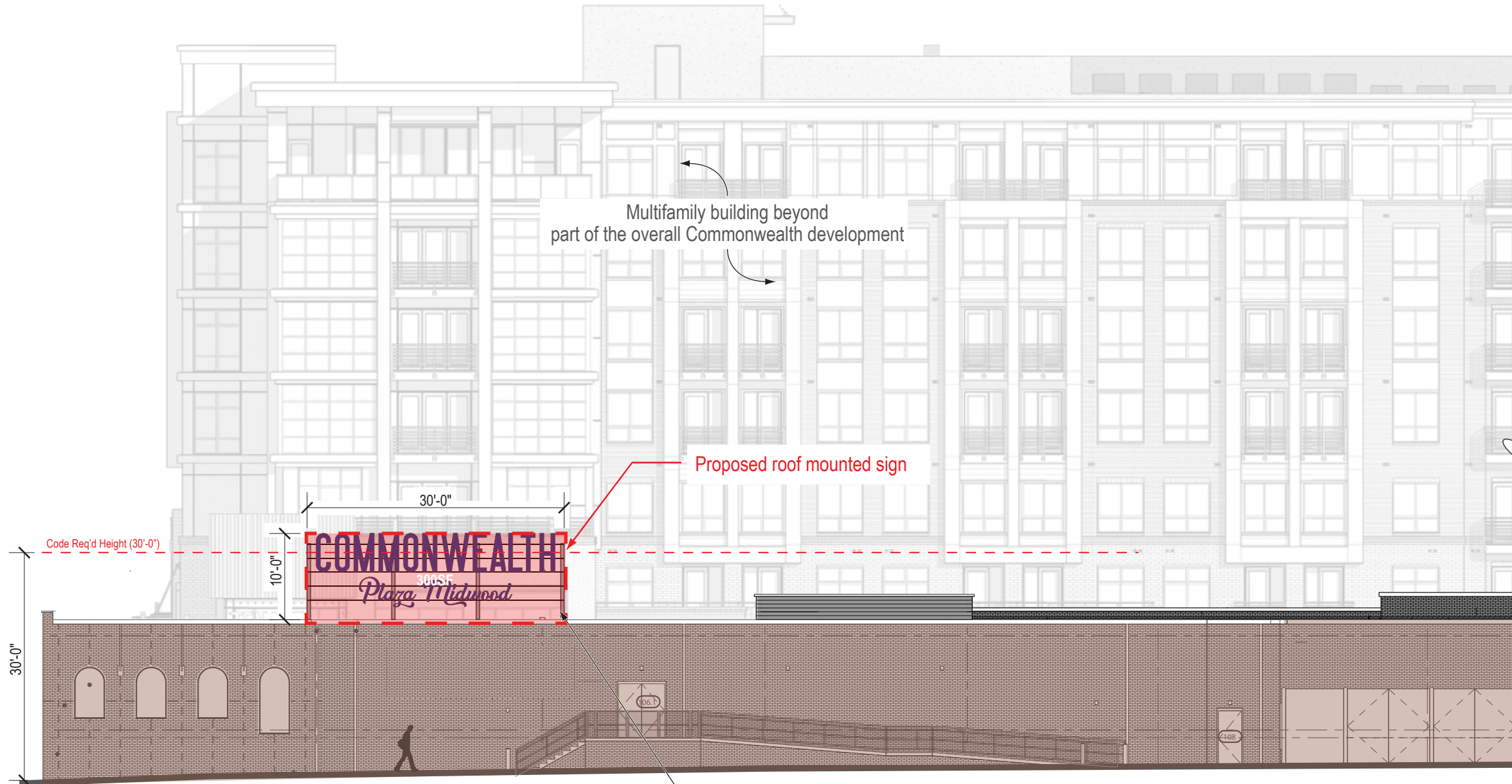


ID# 08118113  
ZONE: B-2

PLAZA MIDWOOD CHARLOTTE 3 LP  
ID# 08117702  
ZONE: B-2  
USE: INDUSTRIAL  
DB. 33725. PG 74

**1** Detail Plan  
Scale: 1" = 50'-0"





**1** Elevation  
Scale: 1/16" = 1'-0"

Sign to be located on roof for greater visibility. This sign will serve as the main identity sign for the entire 10.7 acre mixed-use development.

Property: Commonwealth (planned Mixed-Use Development)  
1320 Commonwealth Ave.  
Charlotte NC, 28205

Developer: Crosland Southeast

Parcel No: 08117722  
Zoning: B-2 (PED Overlay)  
Site Area: 10.67 Acres

Proposed Use: Retail, Office, Multi-family, Parking  
Site Jurisdiction: City of Charlotte  
Proposed Zoning: B-2 PED-O

Page Title: Rezoning Plan

Date: Mar 23, 2022

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