

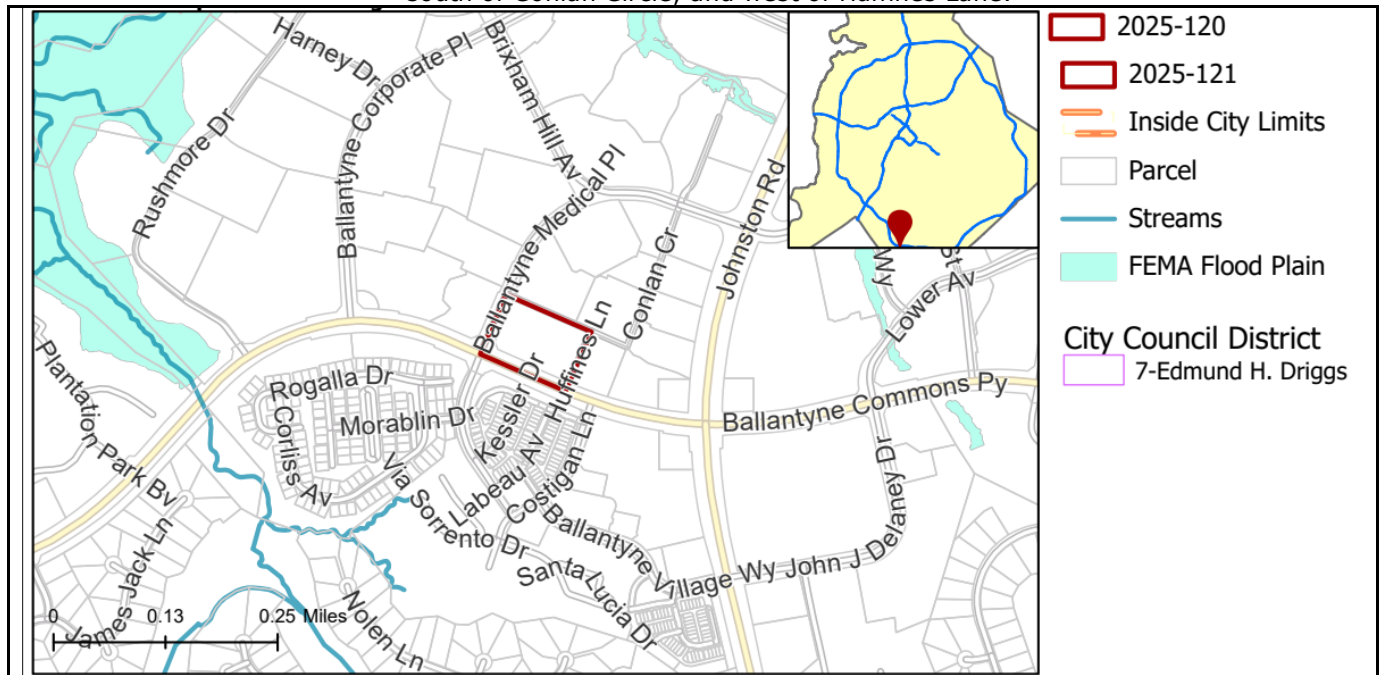
**REQUEST**

Current Zoning: NS (Neighborhood Services)  
Proposed Zoning: NS (Neighborhood Services, Site Plan Amendment)

**LOCATION**

Address: 14021 Conlan Circle, Charlotte, NC 28277

Approximately 3.67 acres are located north of Ballantyne Commons Parkway, south of Conlan Circle, and west of Huffines Lane.



**SUMMARY OF PETITION**

The petition proposes a site plan amendment to petition 2004-126 to increase the maximum allowed square footage from 30,500 square feet to 35,100 square feet. The site is currently occupied by a building with multiple neighborhood services such as restaurants and personal services.

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**

HABITANT LLC  
The Huntington National Bank  
Eddie Moore; McAdams

**COMMUNITY MEETING**

The community meeting was held on December 10, 2025, and 0 people from the community attended.  
The full meeting report is available online.

**STAFF**  
**RECOMMENDATION**

Staff recommends approval of this petition upon resolution of a requested technical revision.

Plan Consistency

The petition is **consistent** with the goals and policies of the *South Outer Community Area Plan*. The petition may facilitate the following priority goals of the area plan:

- 1: 10 Minute Neighborhoods may be facilitated by the proposed additional square footage of up to 35,100 square feet that contributes to a concentration of goods and services within a designated activity center.

Rationale for Recommendation

- This site plan amendment proposes a minor change to increase the maximum allowed square footage from 30,500 square feet to 35,100 square feet. The Neighborhood Services zoning district from the legacy ordinance is intended to support mixed-use development that serves as a focal point for neighborhood retail, services, and residential uses. Emphasis is placed on strong neighborhood connections and access to transit.
- There is a bus station closest to the intersection of Ballantyne Medical Place & Ballantyne Corporate Parkway.
- The site is located within a large business park development which contains a variety of offices, restaurants, and personal service establishments. Residents adjacent to the site have access to a range of goods and services.
- This site plan amendment does not change the intent of the existing entitlements.

**PLANNING STAFF REVIEW**

- **Background and Zoning District Summary**

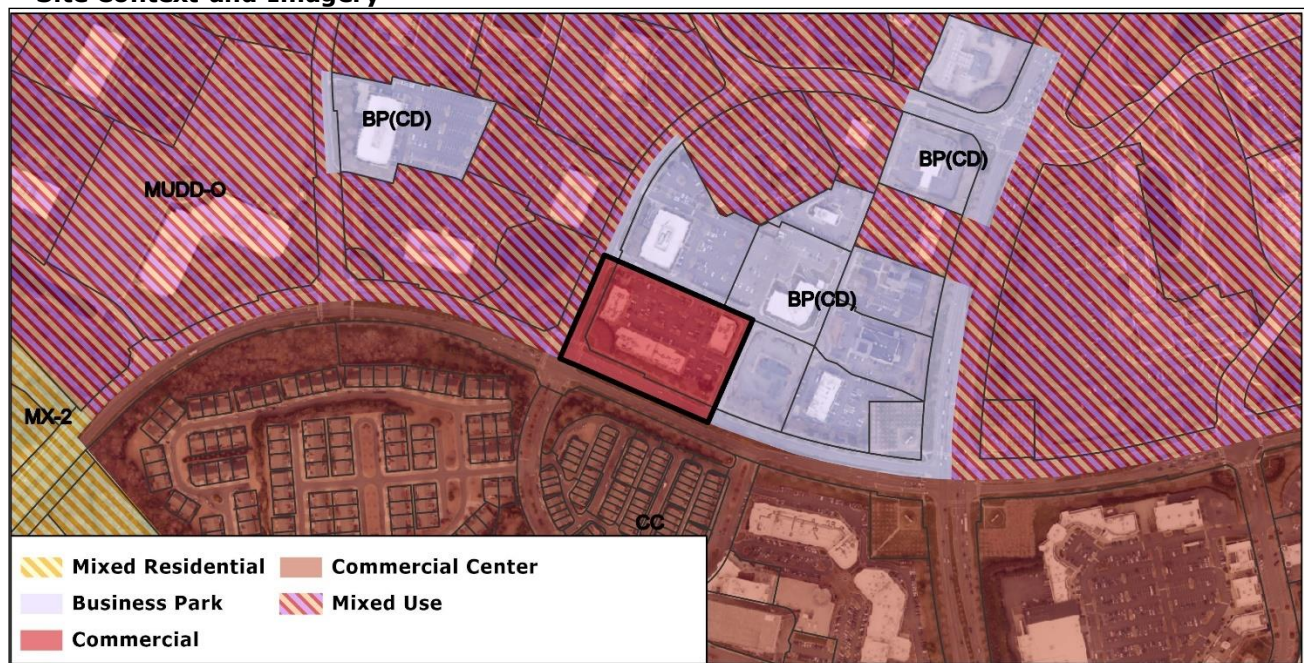
- Existing Zoning: NS
  - Per the conditional plan from 2004-126, the entitlements approved were for up to 29,500 square feet of office and retail/restaurant uses in three buildings. There was an administrative amendment in 2006 that increased square footage from 29,500 square feet to 30,500 square feet and added financial institution as an allowed use.
- Proposed Zoning: NS (SPA)
  - The petition proposes a site plan amendment to petition 2004-126 to increase the maximum allowed square footage from 30,500 square feet to 35,100 square feet.
  - Conditional (CD): This petition includes a site plan and proposes site-specific commitments that further restrict the use of the site.

- **Proposed Request Details**

The site plan amendment contains the following changes:

- Increase the maximum allowed square footage from 30,500 square feet to 35,100 square feet. All other conditions of the plan remain as is.

- **Site Context and Imagery**



- To the north, east, and west of the site, the surrounding area is primarily designated for mixed-use development, with Business Park Conditional zoning directly abutting the site and additional smaller Business Park Conditional pockets located to the northeast and northwest. To the south of the site,



there is a limited area of mixed residential zoning, while the predominant zoning south of the site is Commercial Center. The area is generally predominantly entitled with Mixed Use Development zoning.



The site is denoted by a red star. The site is surrounded by a mix of uses, ranging from hotels, restaurants, medical offices, and townhomes.



The site is currently occupied by buildings that have restaurants, personal service uses, and offices.





North of the site is a medical office.



East of the site is a financial institution.



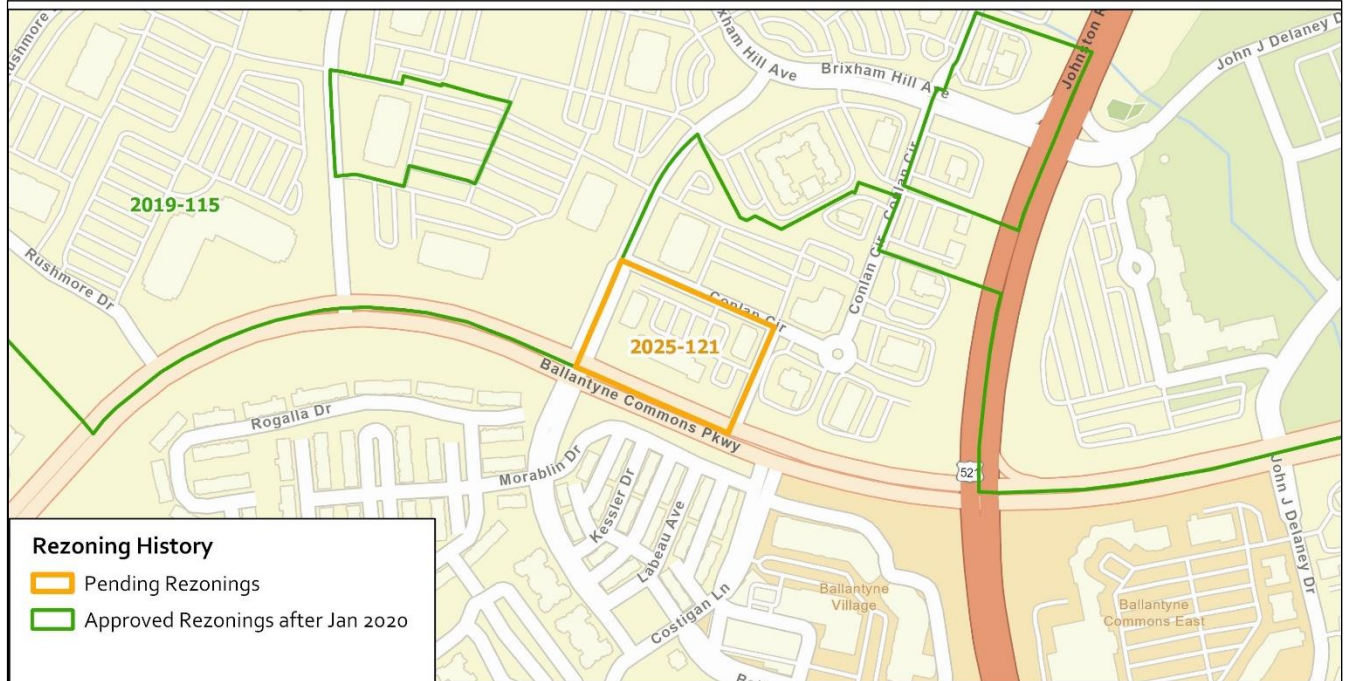
South of the site are townhomes.



West of the site is a medical office.



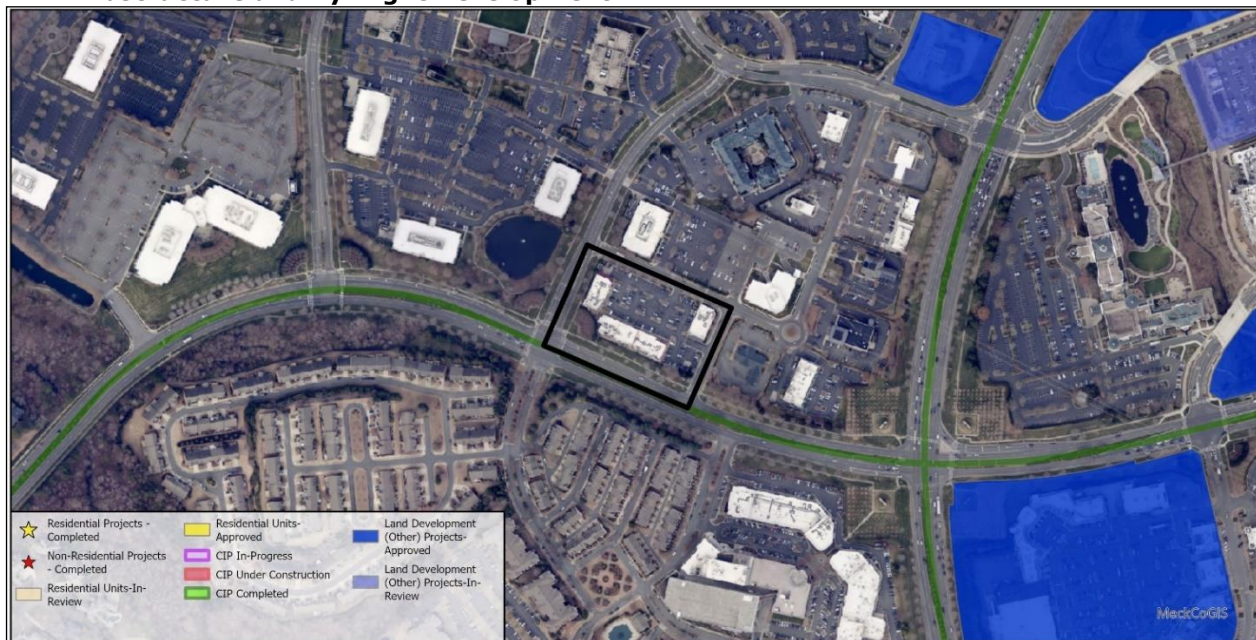
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-115	Rezoned 454.24 acres from BP(CD) (business park, conditional) and O-3(CD) (office, conditional) district to MUDD-O (mixed use development, optional), with 5-year vested rights to allow for the development of three phases, each with distinct components and commitments. Phase I will include approximately 300,000 square feet of non-office commercial space, 200 hotel rooms, and around 1,000 multi-family residential units. Phase II will introduce 400,000 square feet of office space, approximately 1,000 multi-family units, and 300 single-family attached or detached units. These single-family units may be converted to multi-family units on a one-to-one basis. Phase III, which generally covers the area west of Johnston Road, and a major transportation improvement initiative. This phase will consist of 1,500,000 square feet of office space, 50,000 square feet of non-office commercial space, 220 hotel rooms, and approximately 1,800 multi-family units.	Rezoning approved, various permit applications approved for this phased development.

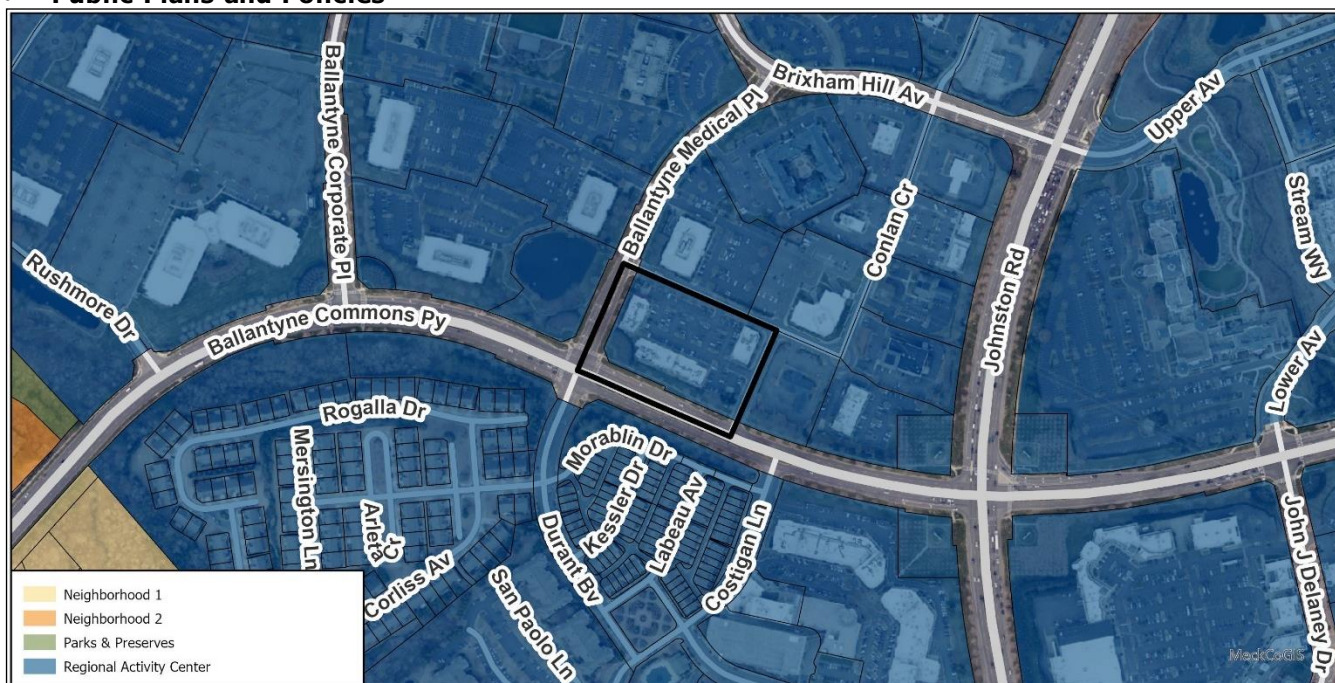


### • Infrastructure and By-Right Development



- 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 *South Outer Community Area Plan* and accompanying *2040 Policy Map* recommends the Regional Activity Center Place Type. The proposed rezoning is in alignment with the adopted Regional Activity Center Place Type.
  - Regional Activity Centers are 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.
  - This site is within the *South Outer Community Area Plan*. The rezoning petition may help facilitate priority Goal 1, 10-Minute Neighborhoods, because it allows for the expansion of uses that may provide goods and services, contributing to a mixed-use environment of a 10-minute neighborhood.

- **INFRASTRUCTURE COMMENTS**

- **Charlotte Department of Transportation**

- The site is located at the intersection of Ballantyne Commons Parkway, a City-maintained major arterial and Ballantyne Medical Place, a City-maintained major collector. A Traffic Impact Study (TIS) is not required for the site due to the development of generating site trips under ordinance thresholds and not meeting additional TIS triggers. This is an SPA to RZP-2004-126 and is requesting an additional 4,600 SF of building square footage. This increase does not impact on traffic concerns, and CDOT does not have any outstanding comments for review.
    - **Active Projects:**
      - N/A
    - **Transportation Considerations:**
      - No outstanding issues.
    - **Vehicle Trip Generation:**
      - Current:
        - Existing Use: 1,517 trips per day (based on Retail).
        - Existing Zoning Entitlements: 1,517 trips per day (based on Retail).
      - Proposed Zoning: 1,711 trips per day (based on Retail).

- **Charlotte Water**

- Water and sewer service is accessible for this rezoning boundary. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Ballantyne Medical Pl. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Ballantyne Medical Pl.
    - **Considerations:**
      - No outstanding issues.

- **Charlotte Area Transit System**

- **Considerations:**
      - No comments submitted.

**CITY DEPARTMENT COMMENTS**

- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry:** No comments submitted.

**MECKLENBURG COUNTY COMMENTS**

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Park and Recreation Department:** No comments submitted.

**REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARING****Land Use**

1. Update the existing note to clarify that the financial institution was a previously approved administrative amendment.
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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Emma Knauerhase (704)-432-1163