

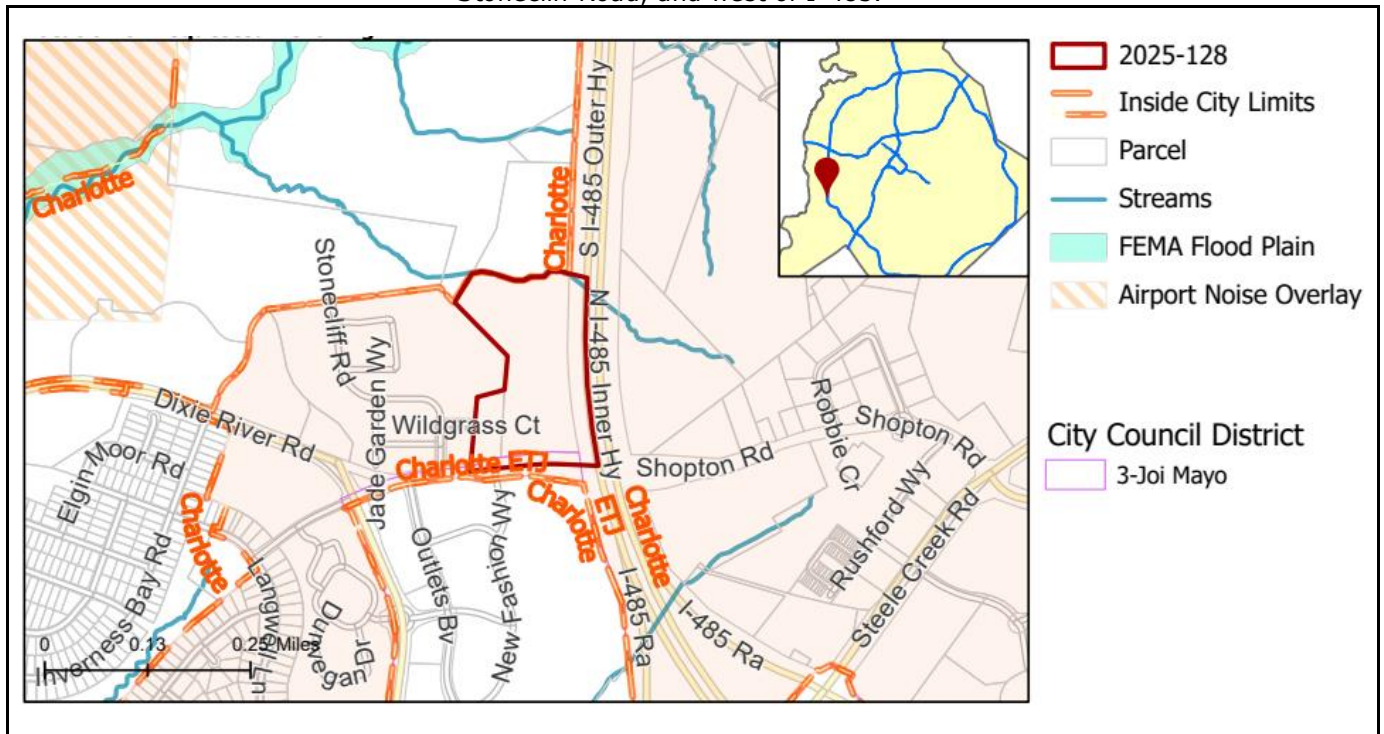
REQUEST

Current Zoning: BP(CD) (Business Park, Conditional)
Proposed Zoning: N2-B(CD) (Neighborhood 2-B, Conditional)

LOCATION

Address: 5508 Shopton Road, Charlotte, NC 28278

Approximately 15.16 acres located north of Shopton Road, east of Stonecliff Road, and west of I-485.



SUMMARY OF PETITION

The petition proposes a residential development of up to 330 multi-family stacked apartment style units on vacant land.

PROPERTY OWNER

5508 Shopton Road, LLC

PETITIONER

AREG US OPP IV SHOPTON RD HOLDCO LLC

AGENT/REPRESENTATIVE

Colin Brown & Brittany Lins, Alexander Ricks, PLLC

COMMUNITY MEETING

The community meeting was held on Thursday, January 22, 2026, and 3 people from the community attended.

The community meeting report notes that items discussed at the meeting included an overview of the broader development considerations such as transportation, environmental constraints, adjacent uses, and market realities that are considered with a rezoning petition. The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

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

- 1: 10 Minute Neighborhoods may be facilitated by adding housing within a 10-minute walk, bike, or transit trip to a Community Activity Center which provides access to essential amenities, goods, and services.
- 2: Neighborhood Diversity & Inclusion may be facilitated by the diversity of housing types by allowing for multi-family stacked housing unit types in an area that is mostly single-family residential.

Rationale for Recommendation

- The site is currently governed by conditional rezoning RZP-2001-030, which entitles the property to business office park uses. It was never developed. Since that time, the Steele Creek area has experienced rapid residential growth, and the opening of the Charlotte Premium Outlets has further shifted development patterns in the area to support multi-family stacked housing.
- Although a majority of the site is recommended for commercial it meets minor map criteria for a place type change to Neighborhood 2 due to its acreage, place type adjacencies, and locational context.
- A Community Activity Center is directly south of this rezoning site and is where the Charlotte Premium Outlets is located which provides access to essential amenities, goods, and services.
- The petition provides substantial transportation, pedestrian, and bicycle improvements creating a more walkable and connected development.
- The site is served by public transit via two CATS routes which provides local bus service.

The approval of this petition will revise the *2040 Policy Map* by changing the recommended place type for parcel 14117112 from the Commercial Place Type to the Neighborhood 2 Place Type.

PLANNING STAFF REVIEW

• **Background and Zoning District Summary**

- Existing Zoning:
 - BP(CD): This legacy district is to provide for a mixture of employment uses of varying types in a single coordinated development. Conditional rezoning 2001-030 allowed for a mixed-use office park. It was never developed.
- Proposed Zoning:
 - N2-B: This district is intended for the development of multi-family attached or stacked dwellings, either as standalone buildings or as components of multi-dwelling developments.
 - Conditional (CD): This petition includes a site plan and proposes site-specific commitments that further restrict the use of the site.

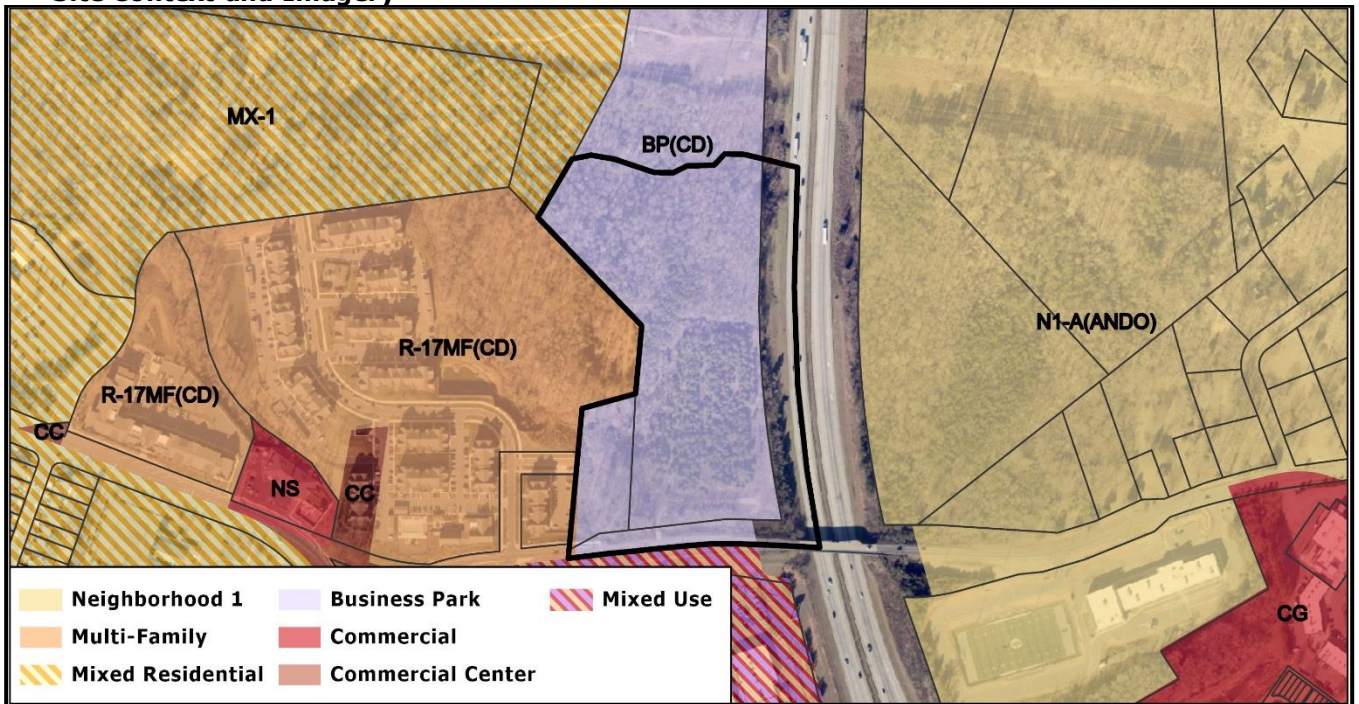
• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 330 multi-family stacked residential units.
- Petitioner shall coordinate with Mecklenburg County Park and Recreation regarding the location of an access easement on the Site for future connectivity from Shopton Road to Berewick Park.
- Transportation improvements:
 - The petitioner will construct an 8-foot sidewalk and 8-foot planting strip along the Shopton Road frontage and along all internal public network-required streets. All sidewalk facilities will be located outside of the right-of-way within a public access easement.
 - The petitioner will provide a separated bicycle facility along Shopton Road consisting of a 5-foot bike lane and a 3-foot buffer.
 - Off-site transportation improvements, as identified in the Traffic Impact Study and Multimodal Assessment and coordinated with CDOT/NCDOT, include new turn lanes, approach lane construction, signal phasing modifications, and compliance with CTR requirements during permitting.

- New Fashion Way will be aligned with its existing alignment south of Shopton Road and include opposing left-turn lanes and a through/right lane.
- Wildgrass Court will connect to the existing public street and sidewalk network to the west.
- Connects the Shopton Road frontage sidewalk to existing sidewalk to the west.
- Open space areas shall consist of the following potential components: Enhanced plantings, specialty paving materials, shading elements, seating options, public art/sculpture, decorative lighting, interactive elements that children or others to experience sensory stimulation including but not limited to music, water, and light.
- Provides at least 3,750 square feet of common open space with a minimum dimension of 50 feet or more measured in all directions.
- Provides supplemental plantings to enhance existing site vegetation for the area abutting such buildings, as generally shown on the Rezoning Plan as Vegetative Buffer Area with dimensions and plantings.

• **Site Context and Imagery**



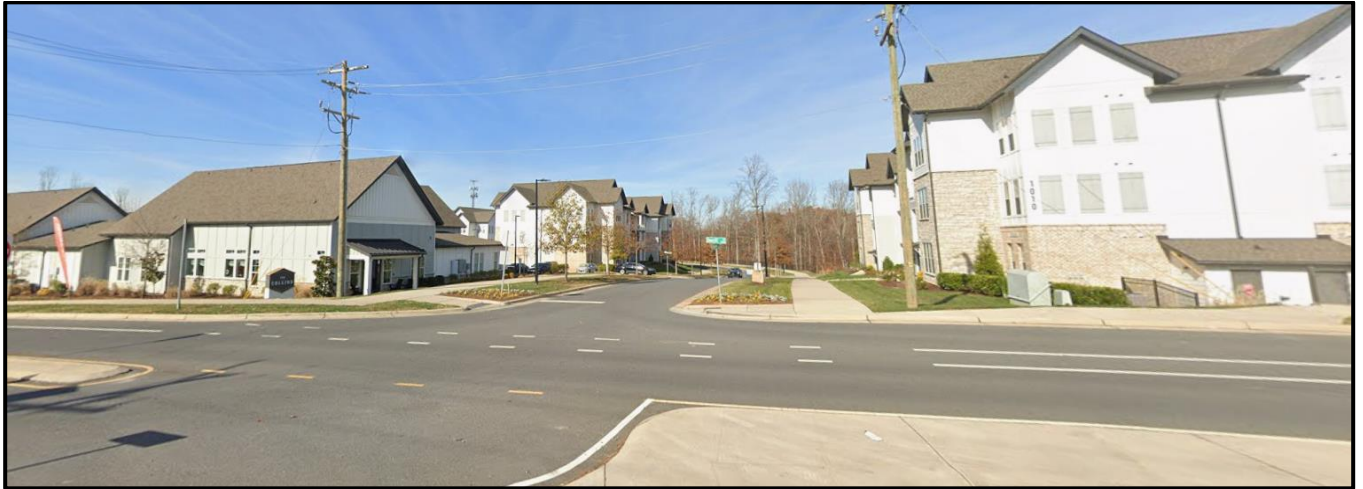
- The site is currently zoned BP(CD) (Business Park, Conditional). The surrounding zoning districts include R-17MF(CD) (Multi-family Residential, Conditional), MX-1 (Mixed Residential), N1-A (Neighborhood 1-A), CG (General Commercial), CC (Commercial Center).



The site (denoted by red star) is located north of Shopton Road, east of Stonecliff Road, and west of I-485. The site is adjacent to the Charlotte Premium Outlets Mall. The site is in an area with retail, multi-family apartments, a school, a single family neighborhood, and hotel.



The property to the south along Shopton Road is the Charlotte Premium Outlets.



The property to the west along Shopton Road is developed with an apartment complex.

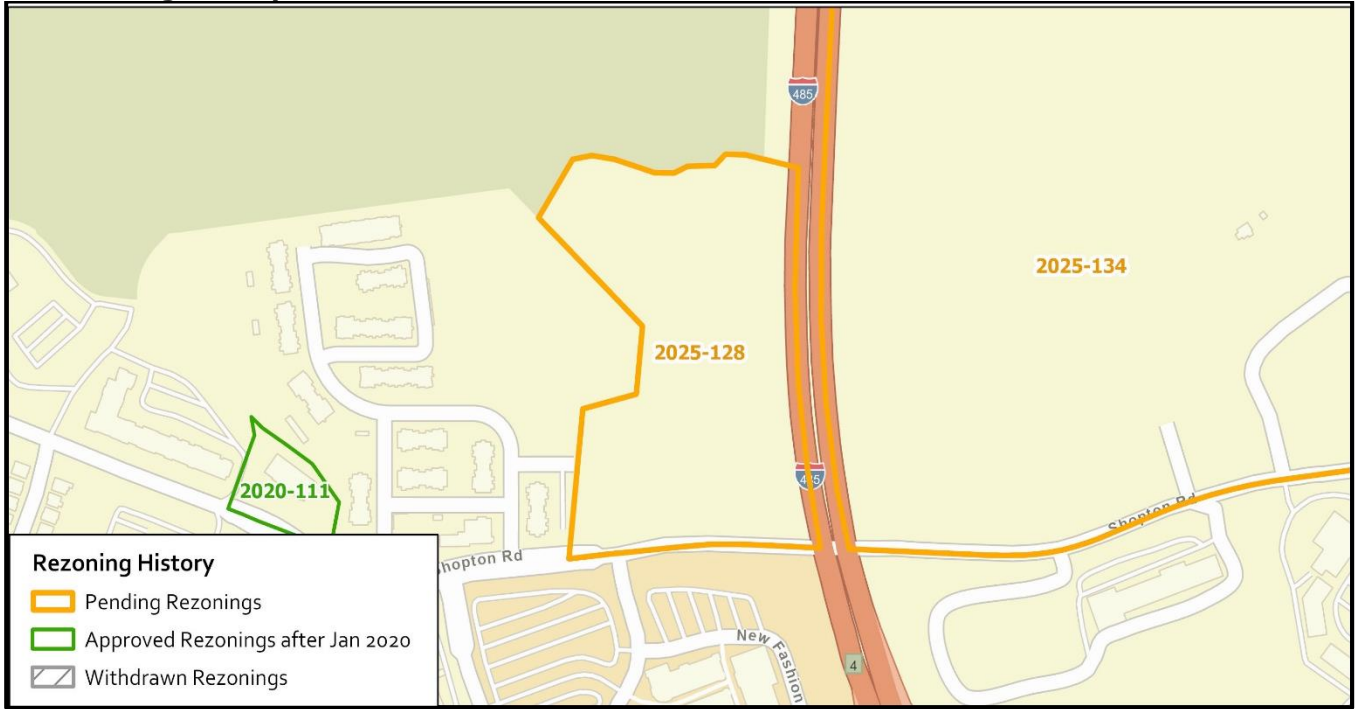


The property borders Interstate 485 to the east.



The property to the north of the site is undeveloped. The future Berewick park is planned.

• **Rezoning History in Area**



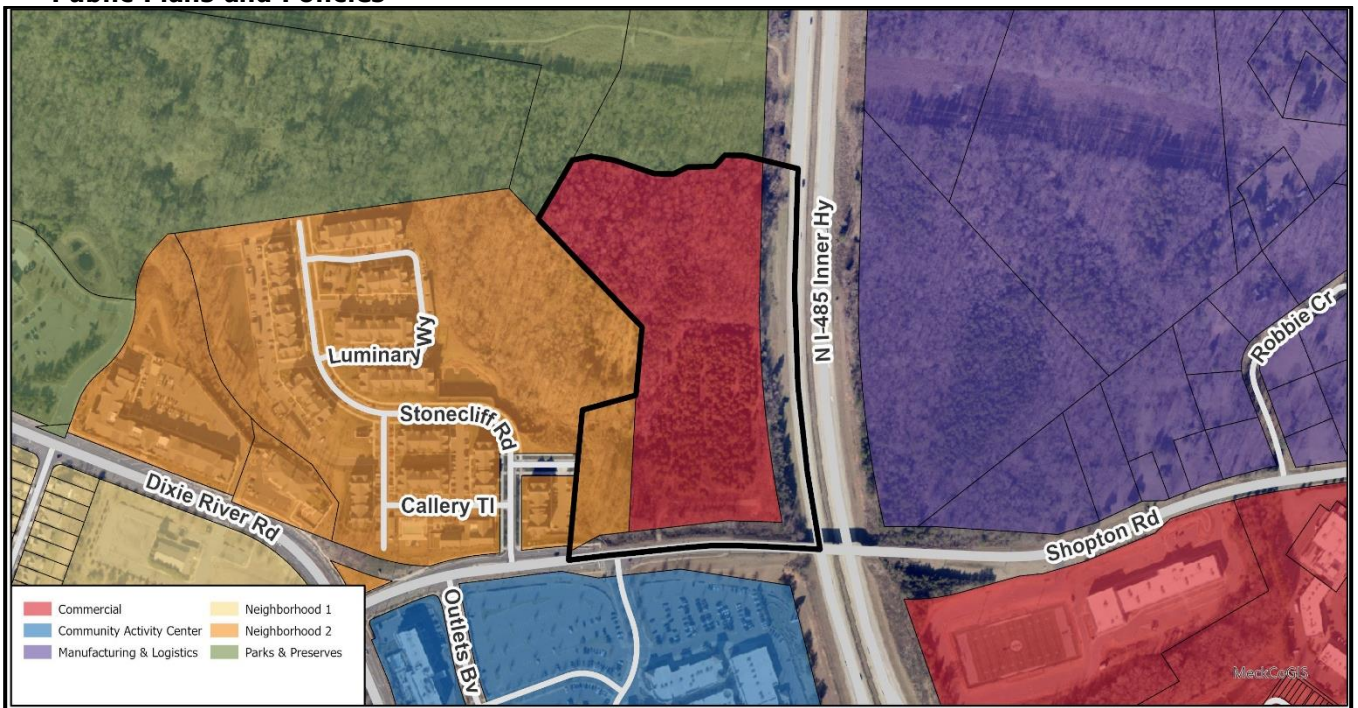
Petition Number	Summary of Petition	Status
2020-111	Rezoned 1.6 acres from R-17MF(CD) LLWPA (Mult-family Residential, Conditional, Lower Lake Wylie Protected Area) to NS LLWPA (Neighborhood Services, Lower Lake Wylie Protected Area) to allow for a daycare facility with associated parking and playground area.	Rezoning approved. Permit application submitted and approved (LDC-2021-00268), construction is completed.
2025-134	Proposes to rezone 375 acres from N1-A (Neighborhood 1-A), N1-A ANDO (Neighborhood 1-A, Airport Noise Disclosure Overlay), CG (Commercial General), ML-2 ANDO (Manufacturing & Logistics 2, Airport Noise Disclosure Overlay) to ML-2(CD) (Manufacturing & Logistics 2, Conditional), ML-2(CD) ANDO (Manufacturing & Logistics 2, Conditional, Airport Noise Disclosure Overlay) to rezone a large assemblage of land near Charlotte Douglas International Airport to allow for limited uses permitted in the ML-2 zoning district.	Rezoning Pending.

• **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 *West Outer Community Area Plan* and accompanying *2040 Policy Map* recommends the Neighborhood 2 Place Type for parcel 1417110 and the Commercial Place type for parcel 14117112. Parcel 14117110 is in alignment with the Charlotte Future *2040 Policy Map* recommendation for the Neighborhood 2 (N2) Place Type. Parcel 14117112 is not in alignment with the Charlotte Future *2040 Policy Map* recommendation for the Commercial (COMM) Place Type. If the rezoning is approved, the adopted place type for the site would be revised to the Neighborhood 2 Place Type.

- Commercial places are primarily car-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates.
- Neighborhood 2 places are higher density housing areas that provide a variety of housing types such as townhouses and apartments alongside neighborhood-serving shops and services.
- This site is within the *West Outer Community Area Plan*. The rezoning petition supports priority goals 1 and 2. The petition may advance Goal 1 (10-Minute Neighborhoods) by proposing 330 multi-family stacked (apartments) within a 10-minute walk, bike, or transit trip to a Community Activity Center which provides access to essential amenities, goods, and services. Goal 2 (Neighborhood Diversity and Inclusion) may be furthered by this petition because it includes middle density housing, such as townhomes, in an area where adjacent residential uses are primarily single family detached homes or apartment developments.
- Petitions that are out of alignment with the recommended place type for the site are assessed using the Minor Map Amendment Criteria to provide consideration in determining compatibility with the vision and goals of the *2040 Comprehensive Plan*. The criteria is not an exhaustive list and additional factors such as site-specific conditions, context of the area, capital investments, and changes in development patterns may be considered when reviewing rezonings. Below is a table summarizing the criteria for a request that would change a site’s place type to Neighborhood 2.

Criteria for Neighborhood 2 Minor Map Amendment	Description	Site Information
Preferred Minimum Acreage (includes adjacent parcels of the same place type)	2-4 acres	The site is 15.16 acres. The petition also abuts an area designated as N2 to the west of the site.
Preferred Place Type Adjacencies	N1, NAC, CAC, RAC, COMM, CAMP, IMU, PP	The site is adjacent to PP and CAC Place Types.
Locational Criteria (all considered)	Within ½ mile walkshed of high-capacity transit station or within ½ mile of major transportation corridor Within ¼ or ½ mile of Activity Center, Campus or Innovation Mixed Use Within Access to Housing Gap (EGF) Remnant parcels Frontage along arterial or major roads	The petition is within a ¼ mile of the Outlets Boulevard & Designer Drive bus stop (Stop ID: 52000) The petition is within ¼ or ½ mile of a Community Activity Center The petition is within an Access to Housing Gap (EGF) The petition does have frontage along an arterial road (Shopton Road)

- **INFRASTRUCTURE COMMENTS**

- **Charlotte Department of Transportation**

- The site is located adjacent to Shopton Road, a State-maintained minor arterial, east of Stonecliff Road, a State-maintained local street. A Comprehensive Transportation Review (CTR) is required for this site due to the site falling within the low intensity development. Based on the 1,489 daily trips, this will trigger a Traffic Impact Study and Tier 1 multimodal assessment. TIS was approved on 3/6/26. Further details are listed below.
- **Active Projects:**
 - TIP- HP-0002
 - Route: I-485
 - Description: I-77 to I-85 in southwest Charlotte. Construct one express lane in each direction. This is a toll project (express lanes only).
 - ROW Year/Construction Year: Funded for preliminary Engineering Only
 - TIP - I-5828
 - Route: I-485
 - Description: I-77 to NC 49; Bridges 590661, 590662, 590663, 590664, and 590643. Rehabilitate pavement; Rehabilitate bridges.
 - Construction Year: 2029
- **Transportation Considerations:**
 - ~~See Outstanding Issues, Notes 1-3~~ Addressed
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 0 trips per day (based on vacant land).
 - Existing Zoning Entitlements: 6,752 trips per day (based on 100,000 SF of retail).
 - Proposed Zoning: 1,489 trips per day (based on 330 multi-family units).

- **Storm Water Services**

- **Considerations:**
 - No outstanding issues.

- **Charlotte Water**

- Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 10-inch gravity sewer main located along Shopton Road.
- Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main along Shopton Road.
- **Considerations:**
 - See advisory comments at www.rezoning.org

- **Charlotte-Mecklenburg Schools**

- The development may add 109 students to the schools in this area. The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Berewick Elementary currently at 108% utilization, would increase to 115%.
 - Kennedy Middle currently at 120% utilization, would increase to 124%
 - Olympic High currently at 81% utilization, would increase to 82%.
- **Considerations:**
 - Existing school capacity in this area is currently inadequate for the elementary school. Existing school capacity in this area is currently adequate for middle and high school. Utilization is above 100% for middle school; however, it is below the flex limit of 130%. Kennedy Middle School will be relieved by the opening of new middle school #3 in the 2029-30 school year.
 - See advisory comments at www.rezoning.org

- **Charlotte Area Transit System**

- **Considerations:**
 - No outstanding issues.

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Erosion Control:** No outstanding issues.

- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No outstanding issues.

MECKLENBURG COUNTY COMMENTS

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

1. ~~Add pedestrian crosswalks with APS push buttons for crossing the east leg of Shopton Road and the new 4th leg.~~ **Addressed**
 2. ~~Add 3-section flashing yellow arrows for both the eastbound and westbound right turn lanes on Shopton Road.~~ **Addressed**
 3. ~~Add 4-section flashing yellow arrows for the eastbound left turn lane on Shopton Road.~~ **Addressed**
- ##### Site and Building Design
4. ~~Consider smaller, active open space pockets internal to the site away from the interstate and split up parking/impervious surface.~~ **Addressed**
 5. ~~Consider installing vegetative barriers along the interstate border.~~ **Addressed**

OUTSTANDING ISSUES AFTER PUBLIC HEARING

Site and Building Design

6. ~~Please specify the dimensions of the vegetative barriers.~~ **Addressed**
7. ~~For the common open space please provide at least 3,750 square feet with a minimum dimension of 50 feet or more measured in all directions. Please include the commitment in the plan notes.~~ **Addressed**

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Michael Russell (704) 353-0225