

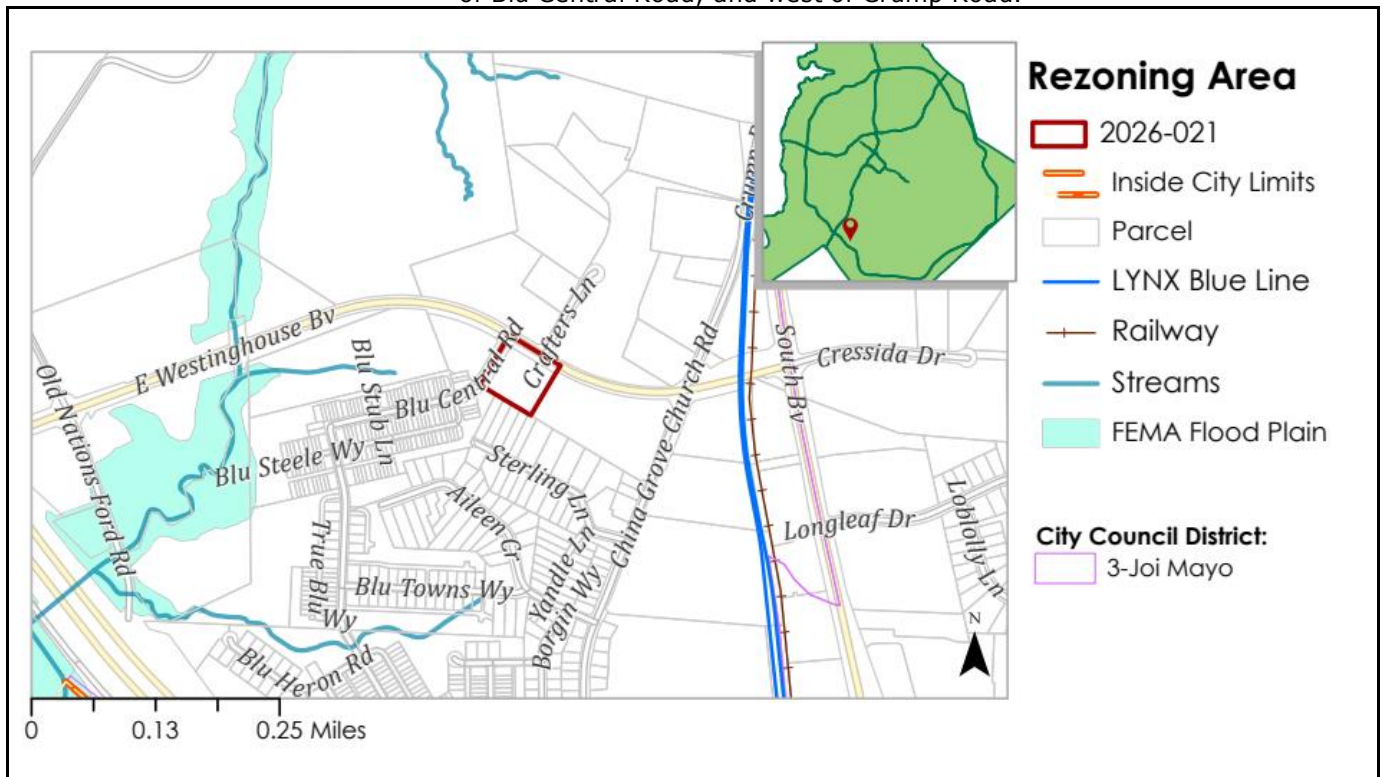
REQUEST

Current Zoning: UR-C(CD) (Urban Residential-Commercial, Conditional)
Proposed Zoning: UR-C(CD) SPA (Urban Residential-Commercial, Conditional, Site Plan Amendment)

LOCATION

Address: 920 Blu Central Road, Charlotte, NC 28134

Approximately 1.63 acres located south of East Westinghouse Drive, east of Blu Central Road, and west of Crump Road.



SUMMARY OF PETITION

The petition proposes a site plan amendment to petition 2021-174 to amend permitted uses and site plan layout. The site is vacant.

PROPERTY OWNER

HUSPP BLUSOUTH II, LLC

PETITIONER

Hines

AGENT/REPRESENTATIVE

Bridget Grant & Lisa Thompson, Moore & Van Allen, PLLC

COMMUNITY MEETING

The community meeting was held on Thursday, April 23, 2026, and 0 people from the community attended.

The meeting report is available online.

<p>STAFF RECOMMENDATION</p>	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and environment.</p> <p><u>Plan Consistency</u></p> <p>The petition is consistent with the goals and policies of the <i>South Middle Community Area Plan</i>. The petition may facilitate the following priority goals of the area plan:</p> <ul style="list-style-type: none"> ○ 1: 10 Minute Neighborhoods may be facilitated by proposing a district that allows for uses which may provide additional amenities, goods, and services to the surrounding neighborhood. <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The petition is a site plan amendment (SPA) requesting to amend permitted uses and site plan layout without increasing the maximum square footage of developable area established in the original approved plan. • The amendment does not meaningfully alter the approved intent or development area limits of the existing entitlements. • The petition retains the commercial element of the existing plans but allows more flexibility in the uses that will serve the existing neighborhood. • The Neighborhood 2 Place Type encourages neighborhood-serving shops and services. • The site will be connected to the existing neighborhood and surrounding streets by an existing sidewalk network. • The subject portion of the site has not yet been developed. • The petition retains the 50-foot wide landscape yard to adjacent, existing single family detached homes.
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PLANNING STAFF REVIEW

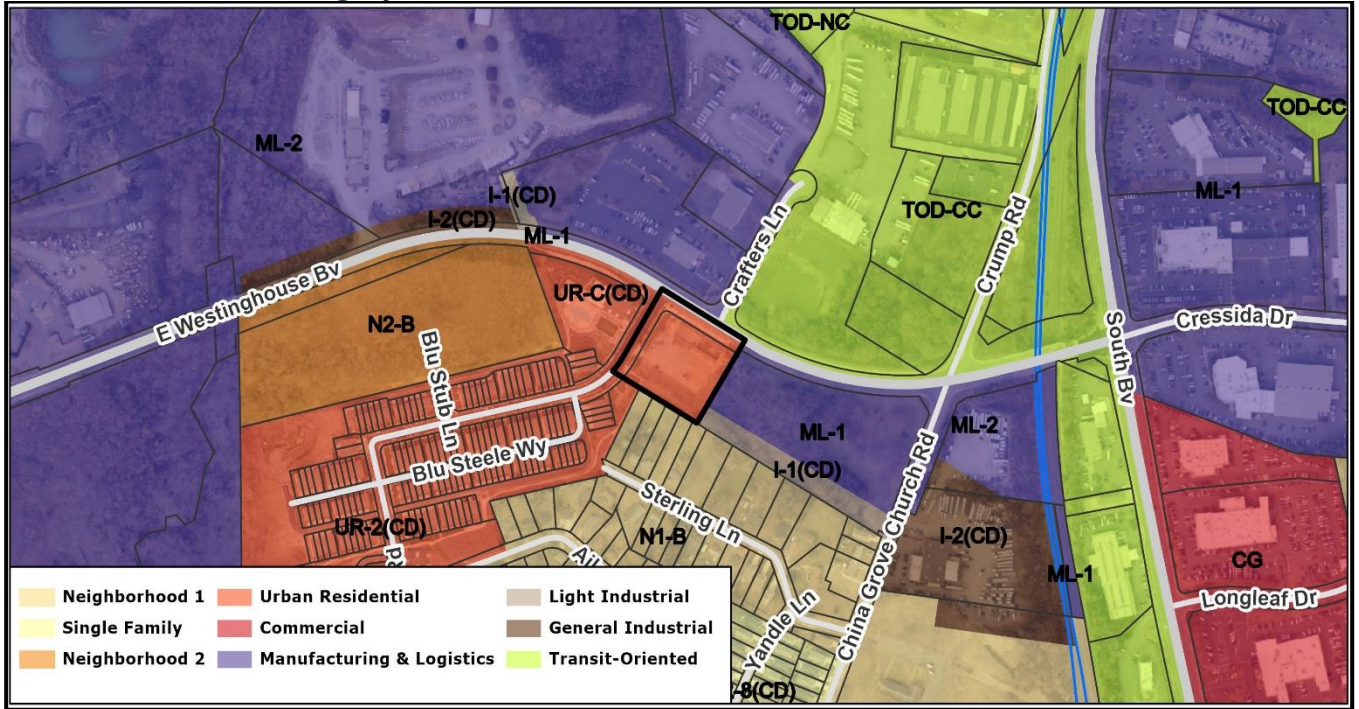
- **Background and Zoning District Summary**
 - Existing Zoning:
 - UR-C(CD): This is a conditional legacy district (RZP-2021-174) that allows a residential community containing up to 133 attached townhomes, 80 duplex units, a religious institution or 20 duplex units, and a recreational amenity center and commercial uses.
 - Proposed Zoning:
 - UR-C(CD) SPA: This is a site plan amendment to a previously approved conditional legacy district (RZP-2021-174).
 - 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:

 - Permitted uses within Development Area 1A shall remain as specified in the approved rezoning plan.
 - Uses permitted within Development Area 1B shall be limited to non-residential uses that are allowed by right or by prescribed conditions within the UR-C zoning district which may include, but are not limited to, retail sales, personal service establishments, restaurants (EDEE), and office uses.
 - Prohibited uses include drive-through windows, automotive sales, automobile service or repair, and gas stations.
 - Development Area 1B shall be limited to a maximum of 14,500 square feet of gross floor area.
 - If a restaurant (EDEE) is located within Development Area 1B, its hours of operation shall be limited so that the establishment closes no later than 11:00 PM.
 - A 50-foot-wide Class C landscape yard with a berm, including a 15-foot-wide undisturbed buffer, shall be provided along the property line abutting the N1-zoned properties south of the development area, as generally depicted on the rezoning plan.

• **Site Context and Imagery**



- The site is currently zoned UR-C(CD) (Urban Residential-Commercial, Conditional). The surrounding zoning includes Neighborhood 1-B, Urban Residential-2, Neighborhood 2-B, Manufacturing & Logistics-1, Light Industrial, Heavy industrial, and Transit-Oriented Development-CC.



The site (denoted by red star) is located south of East Westinghouse Drive, east of Blu Central Road, and west of Crump Road. The site is undeveloped. The site is in an area with multi-family townhomes, community amenity center, single family homes, commercial, and warehouse uses.



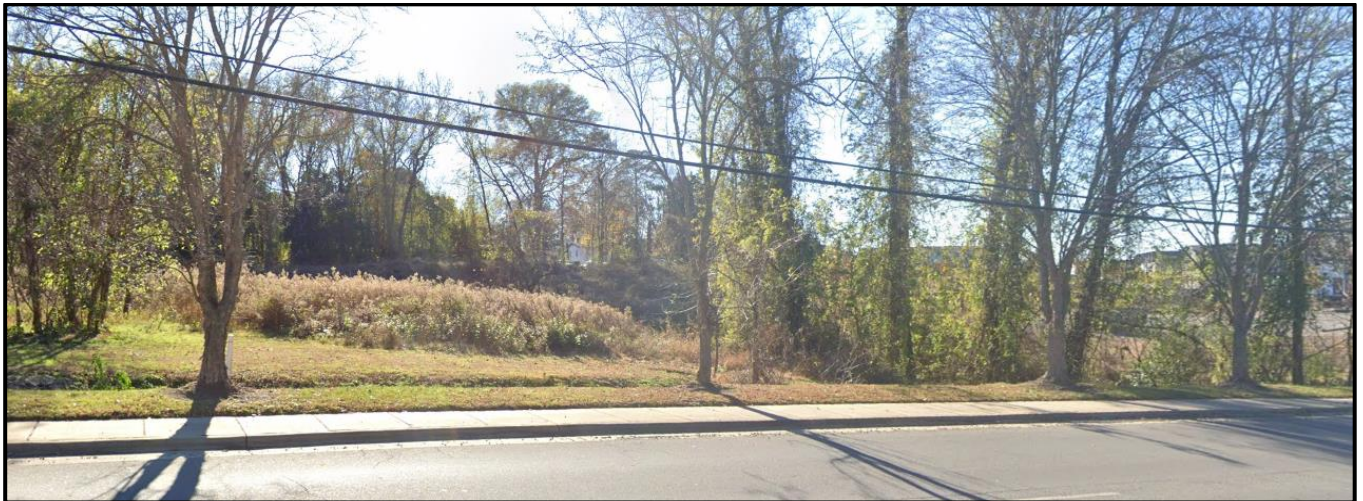
The property to the west along Blu Central Road is developed with the amenity center for the Blu Central townhome community.



The property to the southwest along Blu Central Road is developed with townhomes.

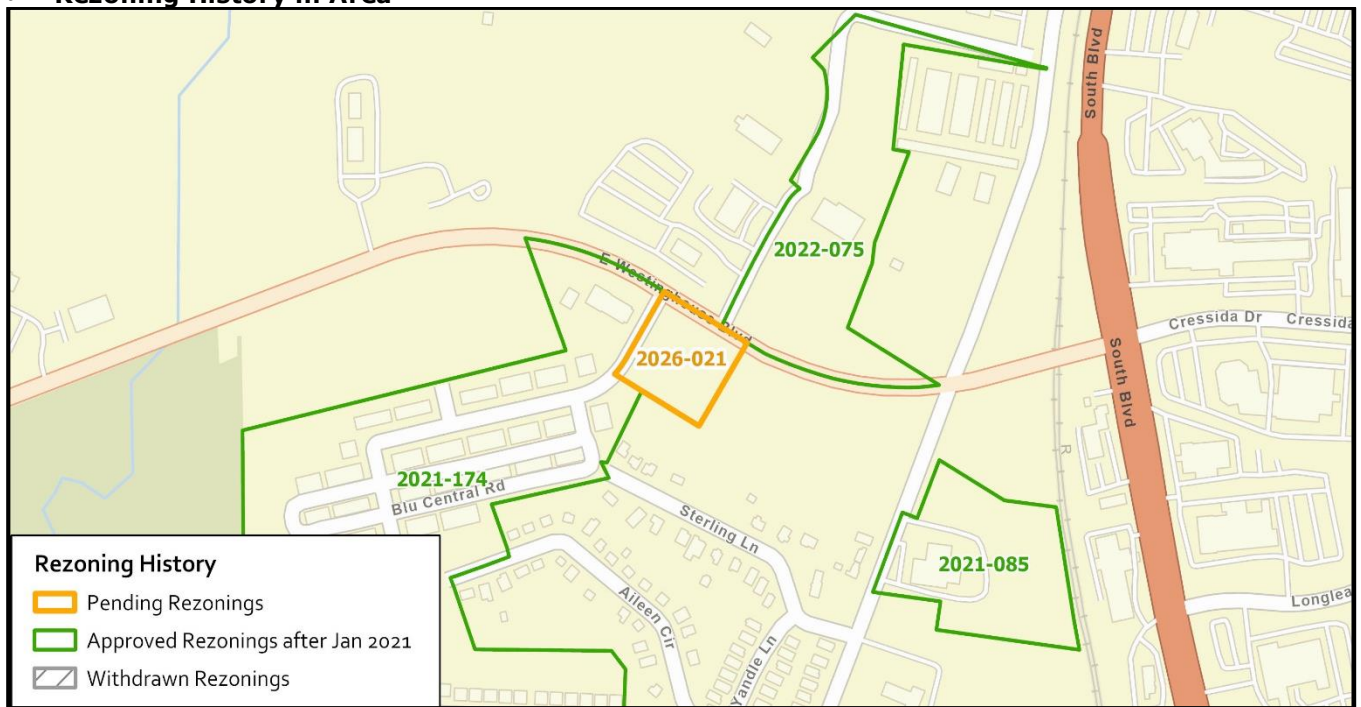


The property to the north across East Westinghouse Boulevard is a commercial use.



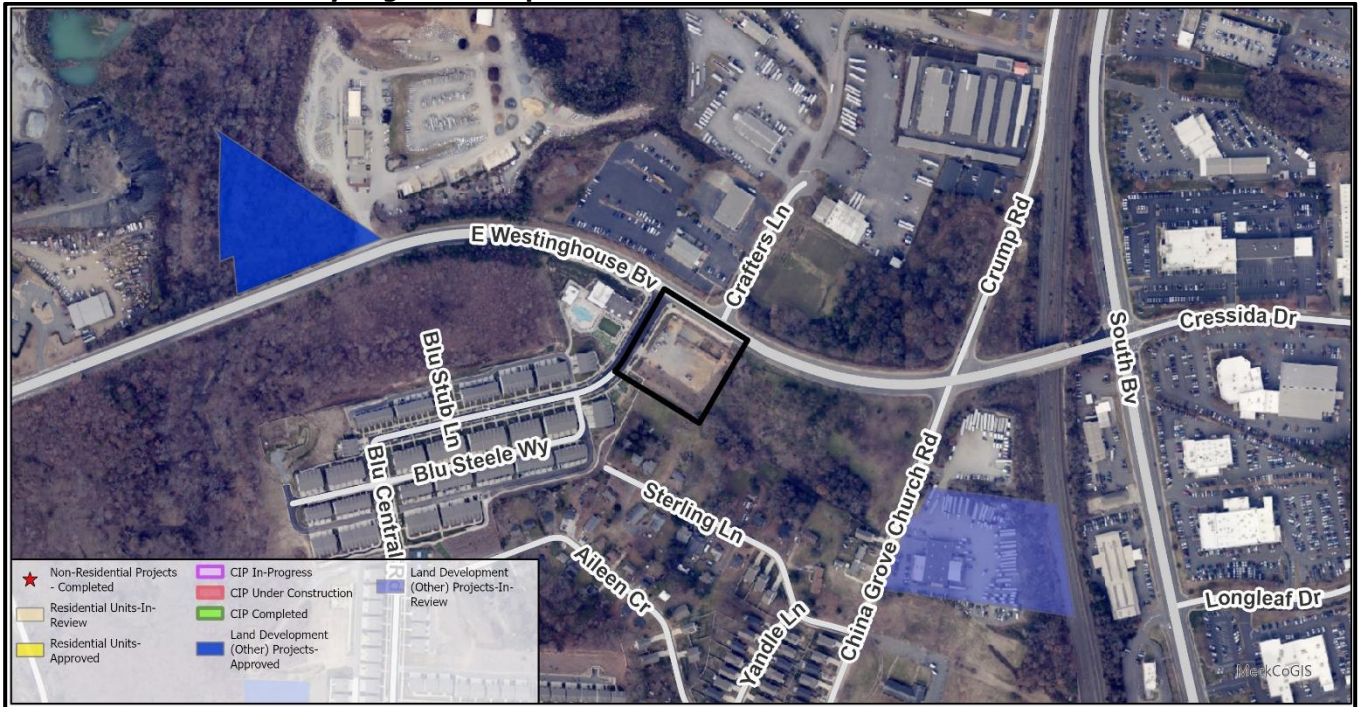
The property to the east along East Westinghouse Boulevard is undeveloped.

• **Rezoning History in Area**



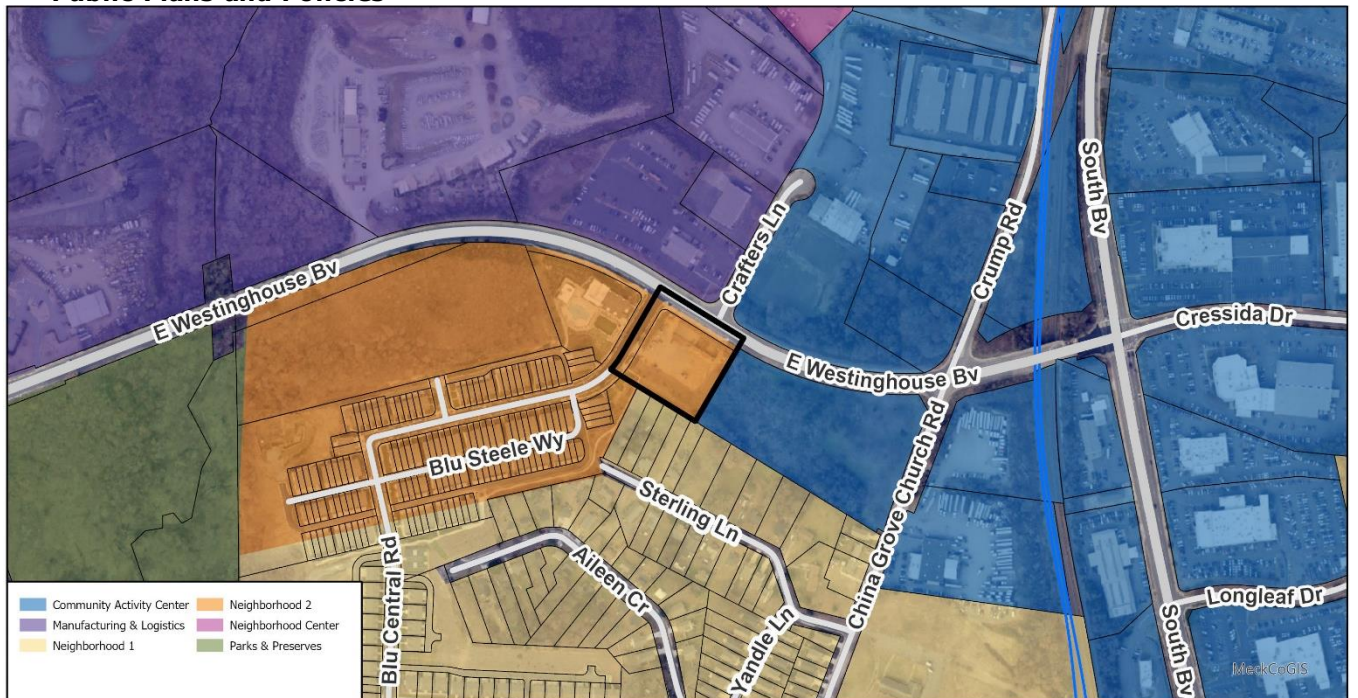
Petition Number	Summary of Petition	Status
2021-085	Rezoned 5.86 acres from ML-1 (Manufacturing & Logistics 1), ML-2 (Manufacturing & Logistics 2), and N1-B (Neighborhood 1-B) to I-2 (CD) (General Industrial, Conditional) to allow all uses permitted in the I-2 zoning district as well as outdoor storage, trucking operations, trucking repair and maintenance, office, and storage of trailers.	Rezoning approved, permit application submitted LDCP-2025-00713, revisions requested.
2021-174	Rezoned 36.06 acres from B-2(CD) (General Business, Conditional), R-12MF (Multi-family), and R-4 (Single Family Residential) to UR-C(CD) (Urban Residential Commercial, Conditional) and UR-2(CD) (Urban Residential, Conditional) to allow a residential community containing up to 133 attached townhomes, 80 duplex units, a religious institution or 20 duplex units, and a recreational amenity center and commercial uses.	Rezoning approved, subdivision plans approved SDRMUR-2021-00031, project has been completed.
2022-075	Rezoned 15.75 acres from I-2 (General Industrial) to TOD-CC (Transit Oriented Development Commercial Center) and TOD-NC (Transit Oriented Development Neighborhood Center) to allow all uses permitted in the TOD-CC and TOD-NC districts.	Rezoning approved, no permit applications submitted.

• **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 Middle Community Area Plan* and accompanying *2040 Policy Map* recommends the Neighborhood 2 Place Type. The proposed rezoning is in alignment with the adopted Neighborhood 2 Place Type.

- 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 *South Middle Community Area Plan*. The rezoning petition may help facilitate the priority goal 1 given its commitment that allows for uses which may provide additional amenities, goods, and services to the surrounding neighborhood.

• **INFRASTRUCTURE COMMENTS**

• **Charlotte Department of Transportation**

- The site is located at the intersection of Blu Central Road, a City-maintained local street, and East Westinghouse Boulevard, a City-maintained major arterial. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Site plan and/or conditional note revisions are needed to show shared-use path along Westinghouse Boulevard as existing and show CATS waiting pad along Westinghouse Boulevard per original rezoning. Further details are listed below.
- **Active Projects:**
 - N/A
- **Transportation Considerations:**
 - See Outstanding Issues, Notes 1-2
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 0 trips per day (based on vacant land).
 - Existing Zoning Entitlements: 580 trips per day (based on 1,800 sq. ft. of coffee/donut shop without drive-through window).
 - Proposed Zoning: 1,554 trips per day (based on 14,500 sq ft of restaurant).

• **Storm Water Services**

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

• **Charlotte Water**

- Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Westinghouse Boulevard. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Westinghouse Boulevard.
- **Considerations:**
 - See advisory comments at www.rezoning.org

• **Charlotte-Mecklenburg Schools**

- Nonresidential petitions do not impact the number of students generated.

• **Charlotte Area Transit**

- **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:** See Outstanding Issues, Note 3

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. Shared-use path and sidewalk are both existing. Revise shared-use path along Westinghouse to show as existing.
2. Original rezoning showed a CATS waiting pad along south side of Westinghouse Boulevard. Show this on site plan with the same language/note.

Environment

3. The tree save does not match previously approved plans, the approved plat or existing conditions ;
revise the tree save area accordingly.

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

Planner: Michael Russell (704) 353-0225