

City of Charlotte

Charlotte-Mecklenburg Government Center 600 East 4th Street Charlotte, NC 28202

Legislation Details (With Text)

File #: 15-21165 **Version:** 1 **Name:**

Type: Zoning Item Status: Agenda Ready

File created: 8/31/2023 In control: Zoning Committee Work Session

On agenda: 9/6/2023 Final action:

Title: Rezoning Petition: 2020-027 by City of Charlotte & Crosland Southeast - Innovative Request

Attachments: 1. 2020-027 site plan Eastland-MXInnovative Requests-08-30-2023

Date Ver. Action By Action Result

Rezoning Petition: 2020-027 by City of Charlotte & Crosland Southeast - Innovative Request

Location: Approximately located near the eastern intersection of N. Sharon Amity Road and Central Avenue.

Staff Resource: Solomon Fortune

Request: Innovative provisions are being requested by Dennis Walls of Land Design for the MX-2 portion of the former Eastland Mall site for petition 2020-027. The site is located near the eastern intersection of N. Sharon Amity Road and Central Avenue. The following items are the requested innovative provisions:

- 1. Townhome building Separation from 16 feet to 10 feet.
- 2. A minimum single-family detached lot area from 3,500 feet to 2,900 feet.
- 3. A minimum lot width from 40 feet to 27 feet for single-family detached units.
- 4. A minimum single-family side yard reduction from 5 feet to 4.5 feet.
- 5. Single-family setback / build to zone more that 6 feet from the setback, but no greater than 25 feet.

Staff Recommendation:

Staff recommends approval of the innovative request.

Attachments:

Site Plan