



## Legislation Text

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File #: 15-21165, Version: 1

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### **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