



Legislation Details (With Text)

File #:	15-20527	Version:	1	Name:	
Type:	Zoning Item	Status:		Agenda Ready	
File created:	5/26/2023	In control:		Zoning Committee Work Session	
On agenda:	5/31/2023	Final action:			
Title:	Rezoning Petition: 2020-027 by City of Charlotte & Crosland Southeast - Innovative Request				
Attachments:	1. 2023-04-21 MX Innovative Requests				

Date	Ver.	Action By	Action	Result
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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 2,700 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 3 feet.
5. Single-family setback / build to zone more that 6 feet from the setback, but no greater than 25 feet.
6. Single-family end/ corner lots rear yards to allow a reduction from 30 feet to 5 feet.

Staff Recommendation:

Staff recommends approval of the innovative request.

Attachments:

Site Plan