



Legislation Details (With Text)

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| 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