



Legislation Details (With Text)

<b>File #:</b>	15-21165	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Zoning Item	<b>Status:</b>		Agenda Ready	
<b>File created:</b>	8/31/2023	<b>In control:</b>		Zoning Committee Work Session	
<b>On agenda:</b>	9/6/2023	<b>Final action:</b>			
<b>Title:</b>	Rezoning Petition: 2020-027 by City of Charlotte & Crosland Southeast - Innovative Request				

**Attachments:**

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 2,900 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