

## OFFICIAL COMMUNITY MEETING REPORT

**Petitioner: Panorama Development LLC**

Rezoning Petition No. 2024-143

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Staff pursuant to the provisions of the City of Charlotte Unified Development Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Petitioner mailed written notice of the date, time and virtual format for the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on January 17, 2025. A copy of the written notice is attached hereto as Exhibit B.

### **DATE, TIME AND FORMAT OF MEETING:**

The Virtual Community Meeting was held on Wednesday, January 29<sup>th</sup> at 5:30 p.m. via the Zoom platform.

Recipients of the notice letter were directed to RSVP for a link to the virtual meeting via email or phone to a member of the Petitioner's team. Members of the community who were unable to access the virtual meeting were directed to email or call a member of the Petitioner's team and could be provided with a copy (including a mailed paper copy, if necessary) of the meeting presentation.

### **MEETING PARTICIPATION:**

The Virtual Community Meeting had four (4) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Martha Fakadej with JLL, as well as by Petitioner's agents Collin Brown and Brittany Lins with Alexander Ricks.

### **SUMMARY OF PRESENTATION/DISCUSSION:**

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown showed aerials and street views of the approximately 13-acre site owned by the Petitioner and located west of Berryhill Road, north of Parker Drive, and east of Remount Road. Mr. Brown summarized the broader issues such as community concerns, environmental constraints, and market realities that are considered with a rezoning petition.

Mr. Brown explained that the site was currently zoned manufacturing and logistics for industrial uses but that the area is transitioning away from industrial projects as more residential projects are being introduced in the area. The Charlotte 2040 policy map recognizes this transition away from industrial uses and recommends the Community Activity Center place type. The Petitioner is proposing a rezoning to the Community Activity Center (CAC) zoning district, consistent with the policy map. Mr. Brown summarized the manufacturing and logistics place type versus CAC place type and ordinance applicability. He explained that the rezoning petition request is a conditional

CAC-1(CD) request with site-specific conditions. Planning Staff told the Petitioner's team that they wished to see a minimum of two uses on the site so the Petitioner has made that commitment. They anticipate that one of the uses will likely be multi-family residential but the other use may be either hospitality or commercial. The Petitioner also has committed to coordinate with CATS on the light rail silver line right-of-way. Mr. Brown showed the silver line map which reflects stations very close to the site at Berryhill Road and Remount Road.

Mr. Brown concluded the meeting by stating that the rezoning timeline could result in a public hearing in March and City Council decision in April, at the earliest.

The virtual meeting was then opened for discussion:

One attendee asked why the Transit-Oriented Development (TOD) zoning district was not used in light of the future silver line proximity. The Petitioner's team responded that they believed Planning Staff preferred the CAC zoning district as consistent with the 2040 policy map recommendation, but that the Petitioner would be open to considering particular TOD provisions as part of the conditional rezoning.

In response to a question about housing affordability and noted the history of Charles Parker in the area. He expressed concerns about making sure new development doesn't exacerbate high housing costs and provides an opportunity for those in the West Boulevard corridor. The desire of the community is for true transit-oriented development that brings about greater connectivity and amenities that enhance their quality of life. He emphasized a desire for projects that create jobs and opportunities for existing residents to stay in place along the West Boulevard corridor which has been impacted by increasing housing prices. The Petitioner's team committed to follow-up with the West Boulevard Neighborhood Coalition to continue discussions of community benefits related to this project.

The Petitioner's team responded to a question about an environmental assessment by stating that a study is currently underway with a wetlands analysis.

A representative of the Humane Society asked whether a connection to Skyview would be a requirement of this rezoning since it was a point of discussion during the Humane Society's own rezoning. The Petitioner's team stated that the current rezoning proposal does not abut Skyview and they have not been requested to evaluate it yet so they did not anticipate any connectivity being added to Skyview as a component to this project.

The meeting concluded at approximately 6:00 p.m. without any further questions or discussion from the community.

Respectfully submitted this 10<sup>th</sup> day of February 2025.

cc: Joe Mangum, Charlotte-Mecklenburg Planning Department

# EXHIBIT A

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

2024-143	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2024-143	11701102	HEARTREEN HOLDINGS LLC				PO BOX 240881		CHARLOTTE	NC	28224
2024-143	11701103	LG CHEESEMAN ENTERPRISES LLC				5565 CASTLE RD		CONCORD	NC	28027
2024-143	11701104	WU	GUOWEI	PINGPING	TAO	1725 LELA AVE		CHARLOTTE	NC	28208
2024-143	11701105	HEARTREEN HOLDINGS LLC				PO BOX 240881		CHARLOTTE	NC	28224
2024-143	11701106	WU	GUOWEI	PINGPING	TAO	1725 LELA AVE		CHARLOTTE	NC	28208
2024-143	11701107	HOME SFR BORROWER IV LLC				C/O ALTISOURCE ASSET MANAGEMENT CORP( PO BOX 4090		SCOTTSDALE	AZ	85261-4090
2024-143	11701108	GRIFFITH E C CO				1944 BRUNSWICK AVE		CHARLOTTE	NC	28207
2024-143	11701109	SBBH WILKINSON LLC				101 S KINGS DR STE 200		CHARLOTTE	NC	28204
2024-143	11701119	HEARTREEN HOLDINGS LLC				PO BOX 240881		CHARLOTTE	NC	28224
2024-143	11702234	FRANCOIS	DOROTHY A		(ET-AL R/S)	1601 PARKER DR		CHARLOTTE	NC	28208
2024-143	11702238	PETERSON	JULIAN			1829 REMOUNT RD		CHARLOTTE	NC	28208
2024-143	11901106	ARATEX SERVICES INC DELSAC I INC				115 N 1ST ST		BURBANK	CA	91502-1856
2024-143	11901107	ARAMARK UNIFORM & CAREER APPAREL LLC				115 N 1ST ST		BURBANK	CA	91502
2024-143	11901109	HUMANE SOCIETY OF CHARLOTTE INC				1348 PARKER DR		CHARLOTTE	NC	28208
2024-143	11901134	ARAMARK UNIFORM & CAREER APPAREL LLC				115 N 1ST ST		BURBANK	CA	91502
2024-143	11901202	HARGROVE PROPERTY LLC				1234 WYNDCROFT PL		CHARLOTTE	NC	28209
2024-143	11901203	REMOUNT PANORAMA LLC				14819 BALLANTYNE VILLAGE WY STE 1600		CHARLOTTE	NC	28277
2024-143	11901204	REMOUNT PANORAMA LLC				14819 BALLANTYNE VILLAGE WY STE 1600		CHARLOTTE	NC	28277
2024-143	11901207	REMOUNT PANORAMA LLC				14819 BALLANTYNE VILLAGE WY STE 1600		CHARLOTTE	NC	28277
2024-143	11901208	CLEATON INVESTMENTS LLC				75 MOCKINGBIRD CR		LINCOLNTON	NC	28092
2024-143	11901209	CLEATON INVESTMENTS LLC				75 MOCKINGBIRD CR		LINCOLNTON	NC	28092
2024-143	11901210	2420 BERRYHILL LLC				14819 BALLANTYNE VILLAGE WY STE 1600		CHARLOTTE	NC	28277
2024-143	11901211	WILKINSON EXCHANGE QOZB LLC				1600 CAMDEN RD STE 200		CHARLOTTE	NC	28203
2024-143	11901217	HOGAN BOY LLC				2459 WILKINSON BV UNIT 100		CHARLOTTE	NC	28208
2024-143	11901218	FIRST CHOICE RETAIL LLC				3304 SIX FORKS RD		RALEIGH	NC	27609
2024-143	11901219	THE DYESTUFF SPACE, LLC				2459 WILKINSON BLVD, UNIT 120		CHARLOTTE	NC	28208
2024-143	11901220	DRG PROPERTIES LLC				2459 WILKINSON BLVD UNIT 200		CHARLOTTE	NC	28208
2024-143	11901221	DRG PROPERTIES LLC				2459 WILKINSON BLVD UNIT 200		CHARLOTTE	NC	28208
2024-143	11901222	K D DYESTUFF LLC				2459 WILKINSON BV UNIT 210		CHARLOTTE	NC	28208
2024-143	11901223	SECURE VENTURES GROUP LLC				2459 WILKINSON BV STE 220		CHARLOTTE	NC	28208
2024-143	11901224	SECURE VENTURES GROUP LLC				2459 WILKINSON BLVD UNIT 220		CHARLOTTE	NC	28208
2024-143	11901225	SECURE VENTURES GROUP LLC				2459 WILKINSON BV STE 220		CHARLOTTE	NC	28208
2024-143	11902117	PARKER HEIGHTS LLC				PO BOX 4300		TROY	MI	48099
2024-143	11902121	VENTURA	JORGE A OCHOA			1838 REMOUNT RD		CHARLOTTE	NC	28208
2024-143	11902123	BRONSYN HOLDINGS LLC				17240 BELLHAVEN WALK CT		CHARLOTTE	NC	28277
2024-143	11902124	BETHEL ROAD PARTNERS LLC				1900 W MOREHEAD ST STE 201		CHARLOTTE	NC	28208
2024-143	11902125	WHALEY	QUEEN GRIER			1401 PARKER DR		CHARLOTTE	NC	28208
2024-143	11902128	SLAYTON 1349 LLC				1349 PARKER DR		CHARLOTTE	NC	28208
2024-143	11902143	BHM PROPERTIES LLC				PO BOX 35329		CHARLOTTE	NC	28235

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2024-143	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	state	zip_code
2024-143	Barringer Woods Association	Martha	Mccorkle	1548 WICKHAM LN, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Barringer Woods Community	michael	pompey	2101 NORWICH PL, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Barringer Woods Community	michael	pompey	2101 Norwich Place, Charlotte, NC, 28208		Charlotte	NC	28208
2024-143	Bent Creek Homeowners Associati	Andrew	Lake	1508 CHELVESTON DR, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Berewick	Joycelyn	Swain	2821 COLUMBUS CIR, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Grass & Ground Cuttin Grass	Leon	Hollaway	2044 CAMP GREENE ST, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Greater Charlotte YMCA, St. Pet	Carrie	Nelson	1912 SOUTH MINT ST., CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-143	Historic Camp Greene Neighborho	Cynthia	Harrison	2229 WEYLAND AVENUE, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Historic Camp Greene Neighborho	Marc	Dickman	2307 WILKINSON BLVD, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Historic Camp Greene Neighborho	Stephanie	Stenglein	3137 COLUMBUS CIRCLE, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Historic Camp Greene Neighborho	Thomas	Harris	2216 MONUMENT ST, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Marsh Estates	Kayla	Earley	2504 GREENLAND AVE., CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Moores Chapel Village	Sam	SmithJr.	7008 PALATINE LN, CHARLOTTE, NC, 28214		CHARLOTTE	NC	28214
2024-143	Progressive Baptist Church	Terrance	Grooms	1600 CLANTON ROAD, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Regal Heights Homeowners Associ	EugeneAnge	Perkins	3129 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Regal Heights/Historic Camp Gre	LaWana	Mayfield	1513 NOEL PL, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Revolution Park	Brandon	Holmes	2729 MAYFLOWER ROAD, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Revolution Park Neighborhood As	Brett	Tempest	2728 BEECH NUT ROAD, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Revolution Park Neighborhood As	John	Howard	2701 BEECH NUT RD, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Revolution Park Neighborhood As	Sharon	Howard	2701 BEECH NUT RD, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Wellesford	Darlene	Jones	2415 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Wellington Homeowners Associati	Glenn	Gulley	2700 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Wesley Heights Neighborhood Ass	Kris	Kellogg	2813 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Wesley Heights Neighborhood Ass	Nevada	Graham	2727 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Wessex Square Homeowners Associ	Jeff	Horton	2415 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	West Boulevard	Veronie	Gamble	1946 WEST BOULEVARD, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Westerly Hills	Tangela	Faulk	2524 WESTERLY HILLS DRIVE, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Westerly Hills Community Crime	Pamela	Walters	2408 PRUITT STREET, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Westerly Hills Community Crime	Roger	Walters	2408 PRUITT STREET, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Westerly Hills Neighborhood Ass	Alberta	Falls	2546 MARLOWE AV, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Westerly Hills Neighborhood Ass	Ali	white	3410 MEREDITH AV, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Westerly Hills Neighborhood Ass	Ben	Chambers	2720 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Westerly Hills Neighborhood Ass	Cherez	McClellan	2627 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Westerly Hills Neighborhood Ass	Doma	Herring	2610 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Westerly Hills Neighborhood Ass	Dwight	Campbell	3141 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Westerly Hills Neighborhood Ass	Herbert	Bellamy	2446 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Westerly Hills Neighborhood Ass	Linda	Collins	3021 COLUMBUS CR, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Westerly Hills Neighborhood Ass	Robert	Blythe	2318 MARLOWE AV, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Westerly Hills Neighborhood Ass	Stephanie	Edwards	2354 MORTON ST, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Westerly Hills Neighborhood Ass	Walter	Johnson	2438 MARLOWE AV, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Westover Hills Neighborhood Ass	Shannon	McKnight	1208 FORDHAM RD., CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-143	Wilmore Neighborhood Associatio	Angela	Marshall	1630 S MINT ST, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-143	Wilmore Neighborhood Associatio	Brian	Walker	501 WEST BV, CHARLOTTE, NC, 28202		CHARLOTTE	NC	28202

2024-143	Wilmore Neighborhood Associatio	Grayson	Hawkins	1701 MERRIMAN AVE, CHARLOTTE, NC, 28203	CHARLOTTE NC	28203
2024-143	Wilmore Neighborhood Associatio	Jack	Williams	1778 DUNKIRK DR, CHARLOTTE, NC, 28203	CHARLOTTE NC	28203
2024-143	Wilmore Neighborhood Associatio	Jack	Williams	1778 DUNKIRK DR., CHARLOTTE, NC, 28203	CHARLOTTE NC	28203
2024-143	Wilmore Neighborhood Associatio	John	English	1630 S MINT ST, CHARLOTTE, NC, 28203	CHARLOTTE NC	28203
2024-143	Wilmore Neighborhood Associatio	Julie	Knutson	1604 MERRIMAN AVE, CHARLOTTE, NC, 28203	CHARLOTTE NC	28203
2024-143	Wilmore Neighborhood Associatio	Justin	Lane	1550 WILMORE DR, CHARLOTTE, NC, 28203	CHARLOTTE NC	28203
2024-143	Wilmore Neighborhood Associatio	Louise	Shackford	1908 WOOD DALE TR, CHARLOTTE, NC, 28203	CHARLOTTE NC	28203
2024-143	Wilmore Neighborhood Associatio	Martha	Epps	501 WEST BV, CHARLOTTE, NC, 28203	CHARLOTTE NC	28203
2024-143	Wilmore Neighborhood Associatio	Michael	Walsh	2017 WOOD DALE TERRACE, CHARLOTTE, NC, 28203	CHARLOTTE NC	28203
2024-143	Wilmore Neighborhood Associatio	Nathan	Gray	1557 WILMORE DR, CHARLOTTE, NC, 28203	CHARLOTTE NC	28203
2024-143	Wilmore Resident / NextDoor Lea	Jack	Williams	1778 DUNKIRK DR, CHARLOTTE, NC, 28203	CHARLOTTE NC	28203

# EXHIBIT B

January 17, 2025

Alexander Ricks PLLC  
1420 E. 7<sup>th</sup> St., Suite 100  
Charlotte, North Carolina 28204

VIA US MAIL

**NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING**

**Date:** Wednesday, January 29<sup>th</sup> at 5:30 p.m.  
**Location:** Virtual Meeting, RSVP for link (details provided below)  
**Petitioner:** Panorama Development LLC  
**Petition No.:** 2024-143

Dear Charlotte Neighbor:

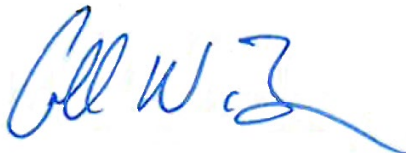
Our firm represents Panorama Development LLC (the “Petitioner”) in their proposal to rezone an approximately thirteen-acre site located west of Berryhill Road, north of Parker Drive, and east of Remount Road. The Petitioner is requesting a rezoning from the ML-2(ANDO) zoning district to the CAC-1(CD)(ANDO) zoning district to accommodate their development plans. A property map is included for your reference.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold an Official Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this site plan amendment proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Property.

The Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on **Wednesday, January 29<sup>th</sup> at 5:30 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to [Lisa@alexanderricks.com](mailto:Lisa@alexanderricks.com) and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the petitioner (“Panorama”) or the property location (“Berryhill”) in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact [Lisa@alexanderricks.com](mailto:Lisa@alexanderricks.com) or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,






Collin W. Brown


# EXHIBIT C

zm Participants (8)

Find a participant




 Brittany Lins (Host, me)  

 collin brown 

 Collin Brown  

 Donesha McGowan  

 martha fakadej  

 michael pompey  

 Rickey Hall  

 Shelly Moore  

# EXHIBIT D



PANORAMA

# Rezoning #2024-143 @ Berryhill and Remount Panorama Development, LLC

Official Community Meeting

January 27, 2025

Alexander  
Ricks  
PLLC

# MEETING AGENDA

- **Introductions**
  - **Property Location**
  - **Development Considerations**
  - **Current Zoning**
  - **Land Use Plan Recommendation**
  - **Rezoning Proposal**
  - **Potential Rezoning Timeline**
  - **Questions/Discussion**
- 

# AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



# TEAM INTRODUCTIONS

**Property Owner:** Entities affiliated with Panorama Development, LLC



**Petitioner:** Panorama Development, LLC  
Jane Wu, Harry Cui



Jeff Orsborn  
Lin Leslie

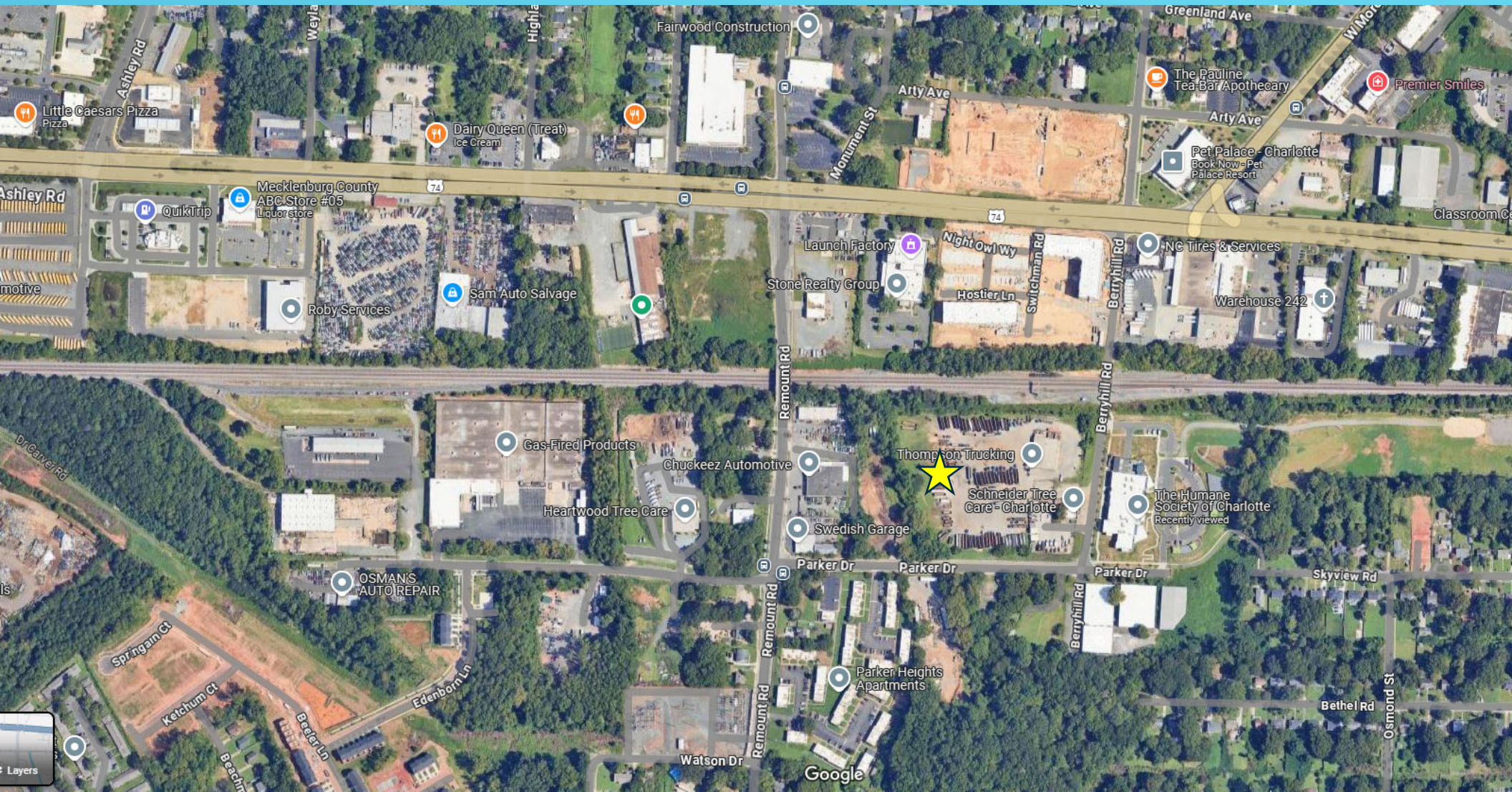


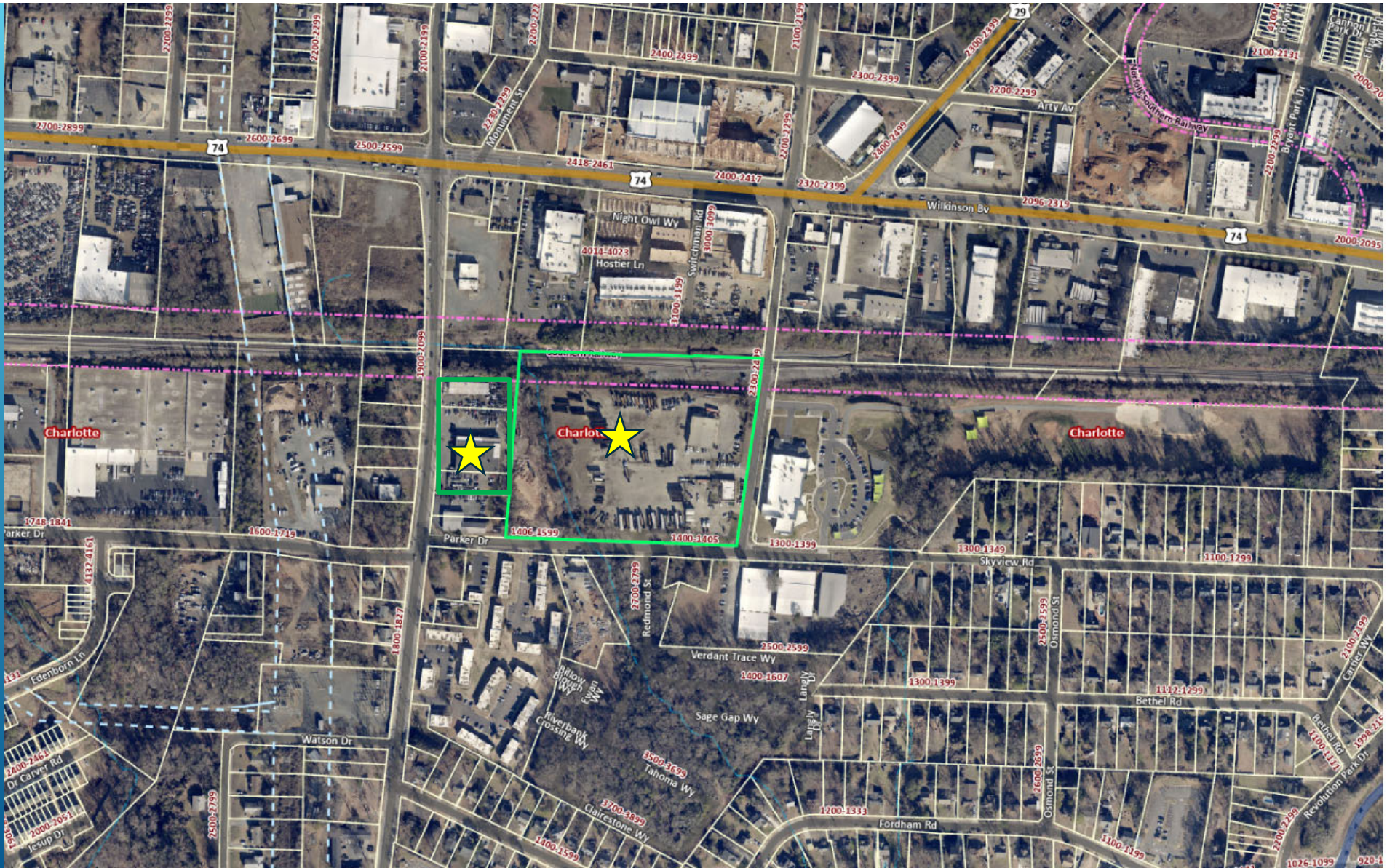
Martha Fakadej



Collin Brown  
Brittany Lins

# PROPERTY LOCATION







### 024-143: Panorama Development, LLC

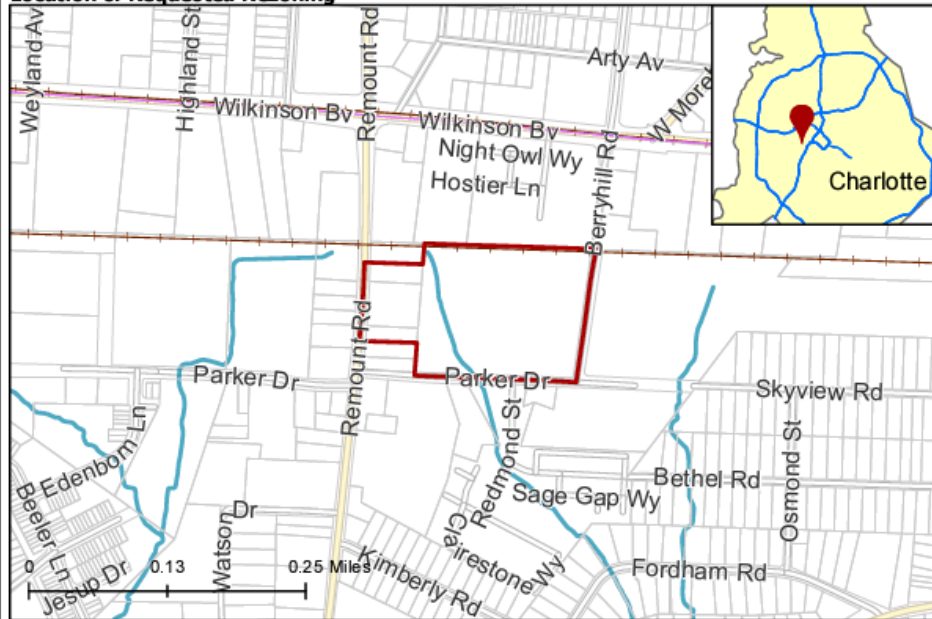
**Parcel(s)** 11901210, 11901207, 11901204, 11901203

**Current Zoning** ML-2(ANDO) (Manufacturing and Logistics-2, Airport Noise District Overlay), ML-1 (Manufacturing and Logistics-1)

**Requested Zoning** CAC-1(CD)ANDO (Community Activity Center-1, Conditional, Airport Noise District Overlay)







Approximately 13 acres

#### Location of Requested Rezoning



### Rezoning Map



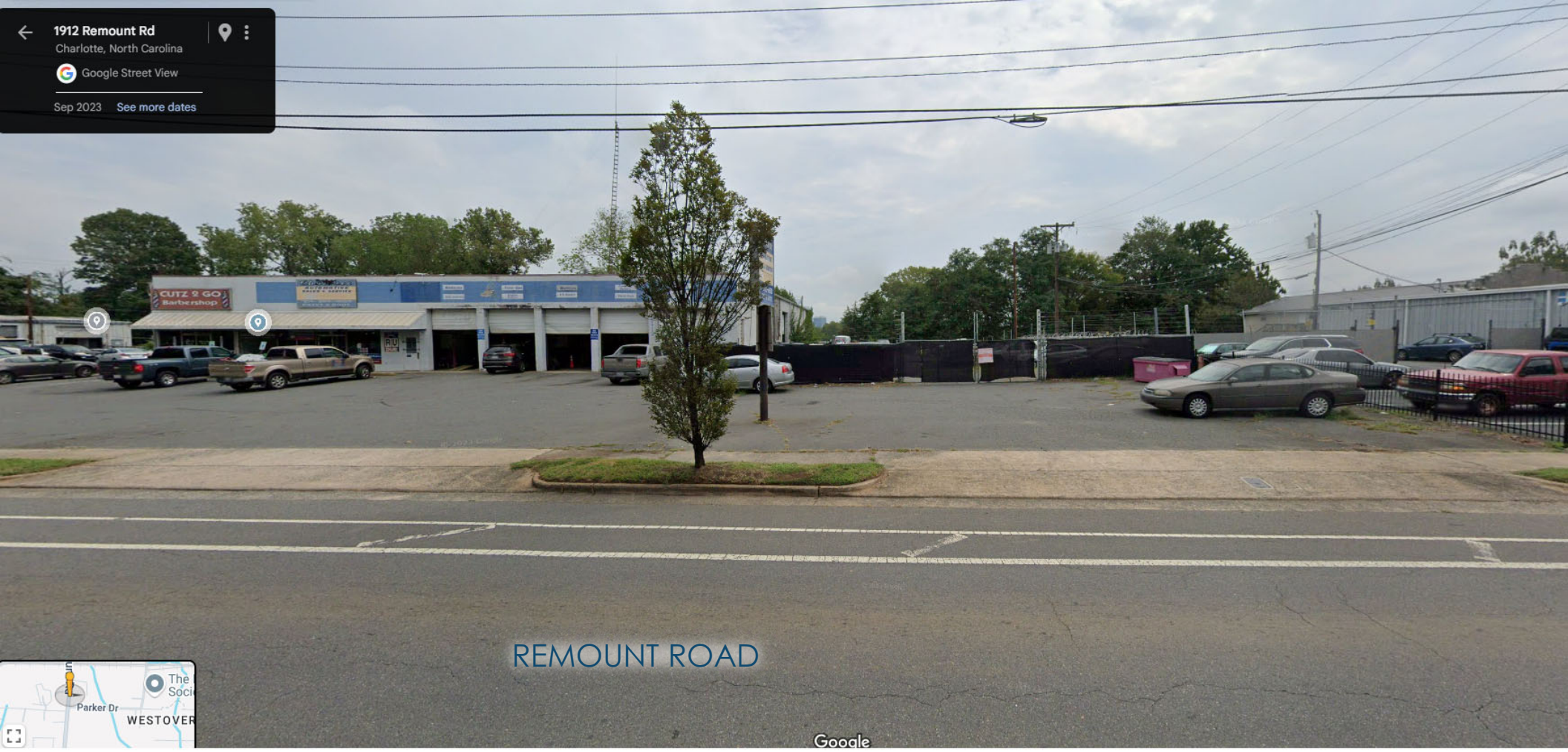
-  2024-143
-  Inside City Limits
-  Parcel
-  Railway
-  Streams
- City Council District**
-  3-Tiawana Brown



← 1912 Remount Rd  
Charlotte, North Carolina

Google Street View

Sep 2023 See more dates



REMOUNT ROAD

Google



PARKER DRIVE



BERRYHILL ROAD

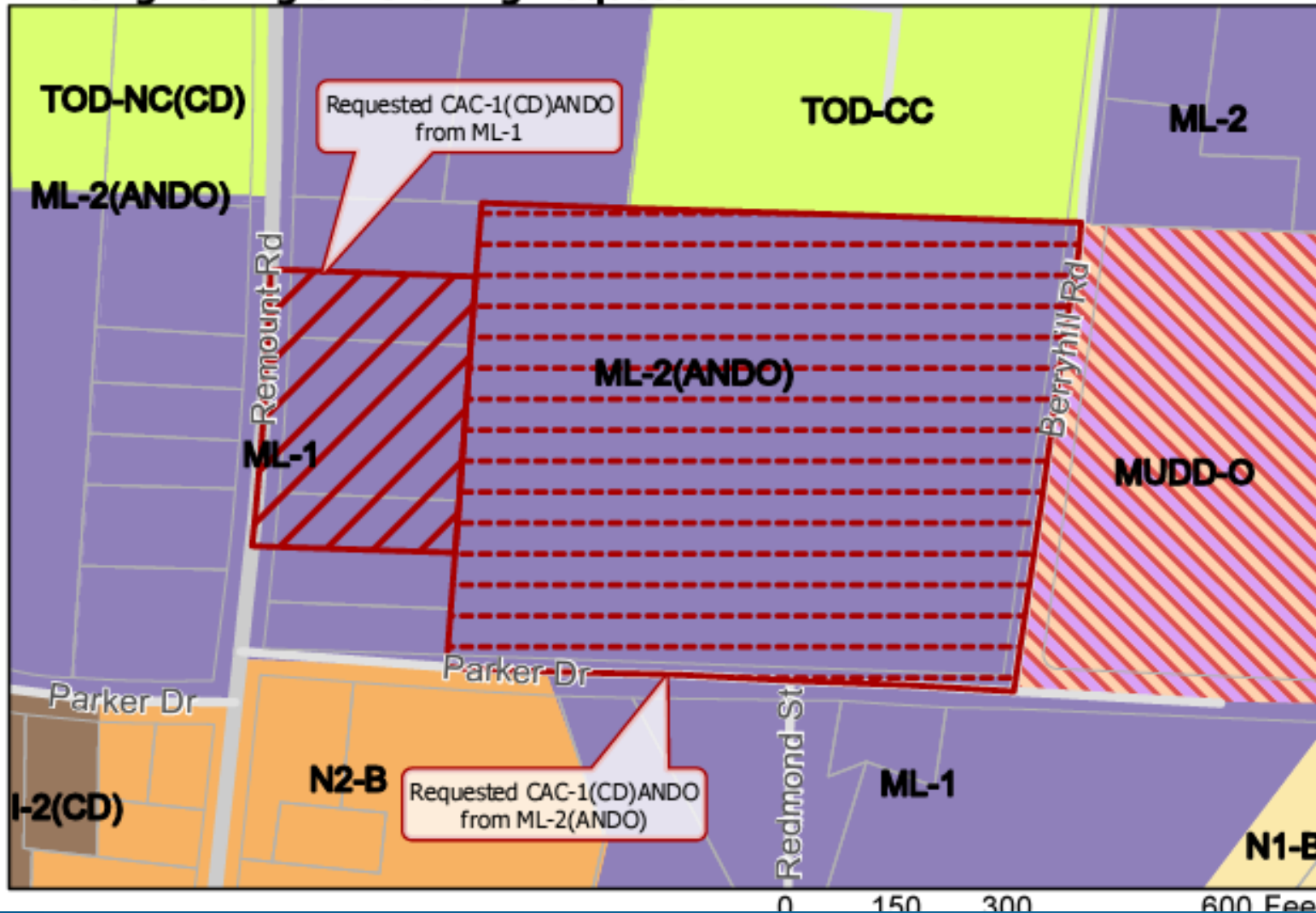
Google

# REZONING CONSIDERATIONS

- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- ▶ Ordinance / Policy Requirements (non-zoning, e.g., Stormwater, Tree)
- ▶ Adopted 2040 Policy Map
- ▶ City Priorities (Staff & City Council)
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities



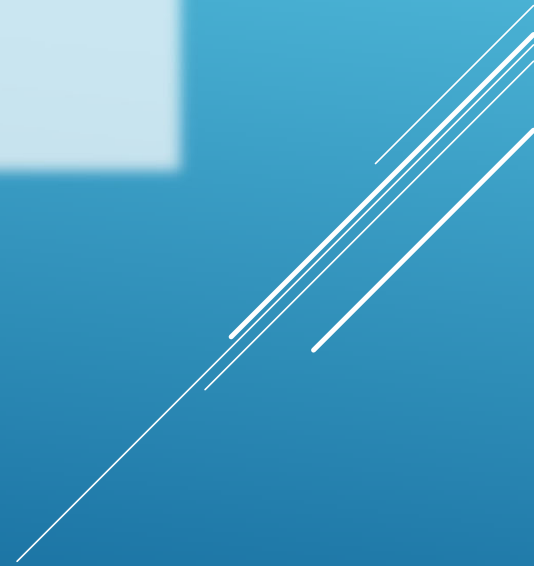
# Existing Zoning & Rezoning Request



-  Requested CAC-1(CD)ANDO from ML-2(ANDO)
  -  Requested CAC-1(CD)ANDO from ML-1
- Zoning Classification**
-  Neighborhood 1
  -  Neighborhood 2
  -  Manufacturing & Logistics
  -  General Industrial
  -  Mixed Use
  -  Transit-Oriented



# 2040 PLAN RECOMMENDATION



# CHARLOTTE FUTURE

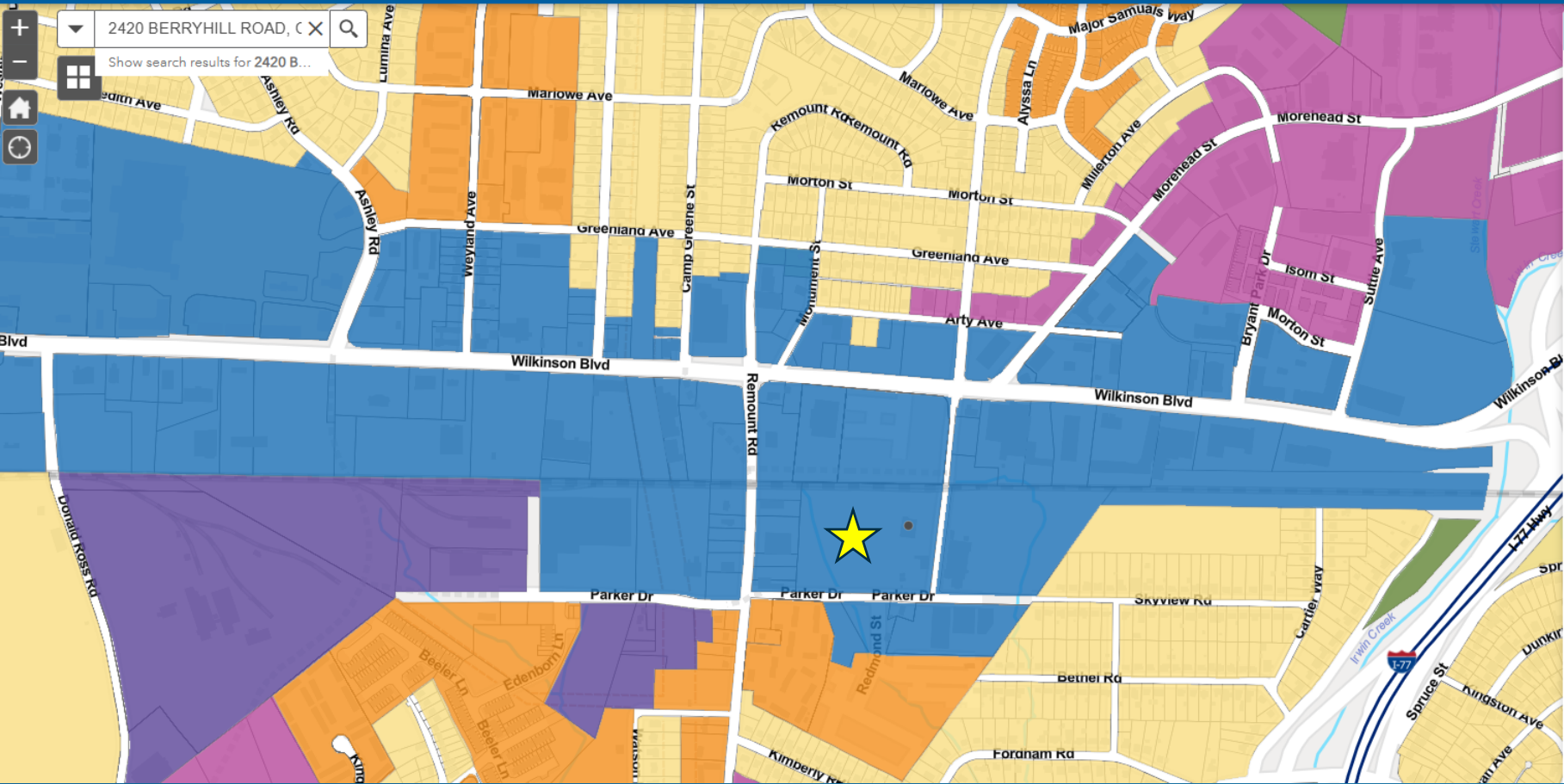
## 2040 COMPREHENSIVE PLAN

OUR CITY. OUR PLAN. OUR FUTURE.

Public Review Draft  
Published October 31, 2020



# Charlotte Future 2040 Policy Map



## Legend

### Charlotte Future 2040 Policy Map

- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center



### NEIGHBORHOOD 1

Lower density housing areas primarily comprised of single-family or small multi-family homes or ADUs.



### NEIGHBORHOOD 2

Higher density housing areas that provide a variety of housing types such as townhomes and apartments alongside neighborhood-serving shops and services.



### NEIGHBORHOOD CENTER

Small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.



### PARKS & PRESERVES

Serve to protect public parks and open space while providing rest, recreation, and gathering places.



### COMMUNITY ACTIVITY CENTER

Mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.



### COMMERCIAL

Primarily car-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates.



### CAMPUS

A cohesive group of buildings and public spaces that serve one institution such as a university, hospital, or office park.



### INNOVATION MIXED-USE

Vibrant areas of mixed-use and employment, typically in older urban areas with uses such as light manufacturing, office, studios, research, retail, and dining.



### MANUFACTURING & LOGISTICS

Employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.



### REGIONAL ACTIVITY CENTER

Large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential for regional residents and visitors.

## Place Types: Manufacturing and Logistics



Goal: Contribute to Charlotte's economic viability by accommodating places of employment for a range of uses related to manufacturing, logistics, production and distribution.

Manufacturing and Logistics places are employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.

## Bird's Eye Highlights



Existing Place Type Layout



Aspirational Place Type Layout

*Place Type graphics are conceptual and for illustrative purposes only*

- A. Improved multi-modal street connections to accommodate multiple modes of transportation including freight
- B. Frequent pedestrian connections between buildings
- C. Large scale industrial building types of varying forms
- D. Infill cluster of office uses
- E. Infill node of commercial and mixed-use along major arterial
- F. Ample open space transition to surrounding neighborhoods

## Notable Characteristics



1. Outdoor storage of materials, storage and distribution are common elements of industrial development, but should be screened from the public realm, to the extent reasonably possible.
2. Some heavy manufacturing uses contain taller elements such as smokestacks and cooling towers.
3. Large distribution warehouses that accommodate a high volume of large truck traffic are common and should still include clear entries and connections to the public realm.
4. The outdoor storage and movement of heavy equipment is common, such as train depots and inter-modal yards.
5. The outdoor storage of trucks, materials and equipment occur when larger buffers can be accommodated at the edges.
6. Contractor storage yards, metal recycling and materials recycling can occur when separated by larger, undisturbed natural buffers.
7. The airport and its associated facilities are found in this Place Type.
8. Warehouse buildings accommodate a high volume of large truck traffic and should be designed to do so safely, and out of view of the public realm, to the extent reasonably possible.

## Place Types: Community Activity Center



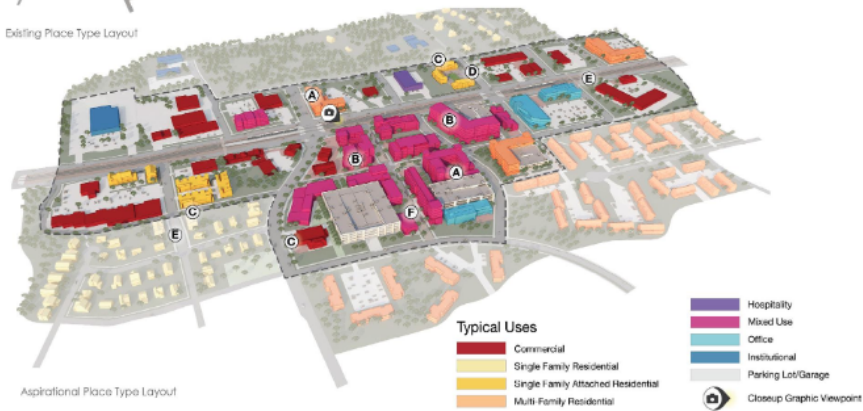
Goal: Provide places that have a concentration of primarily commercial and residential activity in a well-connected, walkable place located within a 10-minute walk, bike, or transit trip of surrounding neighborhoods.

Community Activity Centers are mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.

## Bird's Eye Highlights



Existing Place Type Layout



Aspirational Place Type Layout

*Place Type graphics are conceptual and for illustrative purposes only*

- A. Infill development on existing parking lots and underutilized parcels
- B. Mid-rise mixed-use (5 to 7 stories), active ground floors with office or residential above, orienting to street or public space
- C. Transition down in intensity to neighborhoods
- D. Small walkable blocks in organized grid pattern
- E. Improved pedestrian, bicycle, and vehicular circulation and connectivity to adjacent neighborhoods
- F. On-street parking and screened or wrapped parking lots/structures

## Notable Characteristics



1. Buildings come in a variety of styles and uses including commercial, institutional, or multi-family, they are typically between five to seven stories but may be taller in Transit Station areas.
2. Commercial buildings should have a highly transparent and active ground floor to support a vibrant pedestrian environment, where uses spill into the public realm.
3. A large, comfortable public realm with many amenities is key to creating walkable, mixed-use environments that support local businesses, residents, and other active uses.
4. Buildings orient to streets with prominent entrances connected directly to the public realm. Buildings also orient toward shared open spaces, parks and greenways.
5. A tall ground floor, setbacks and articulation in the facade helps create a human scale and a vibrant public realm.
6. Uses provide diverse goods and services to neighborhoods and surrounding areas.

# REZONING REQUEST

# REZONING REQUEST: CAC-1(CD)

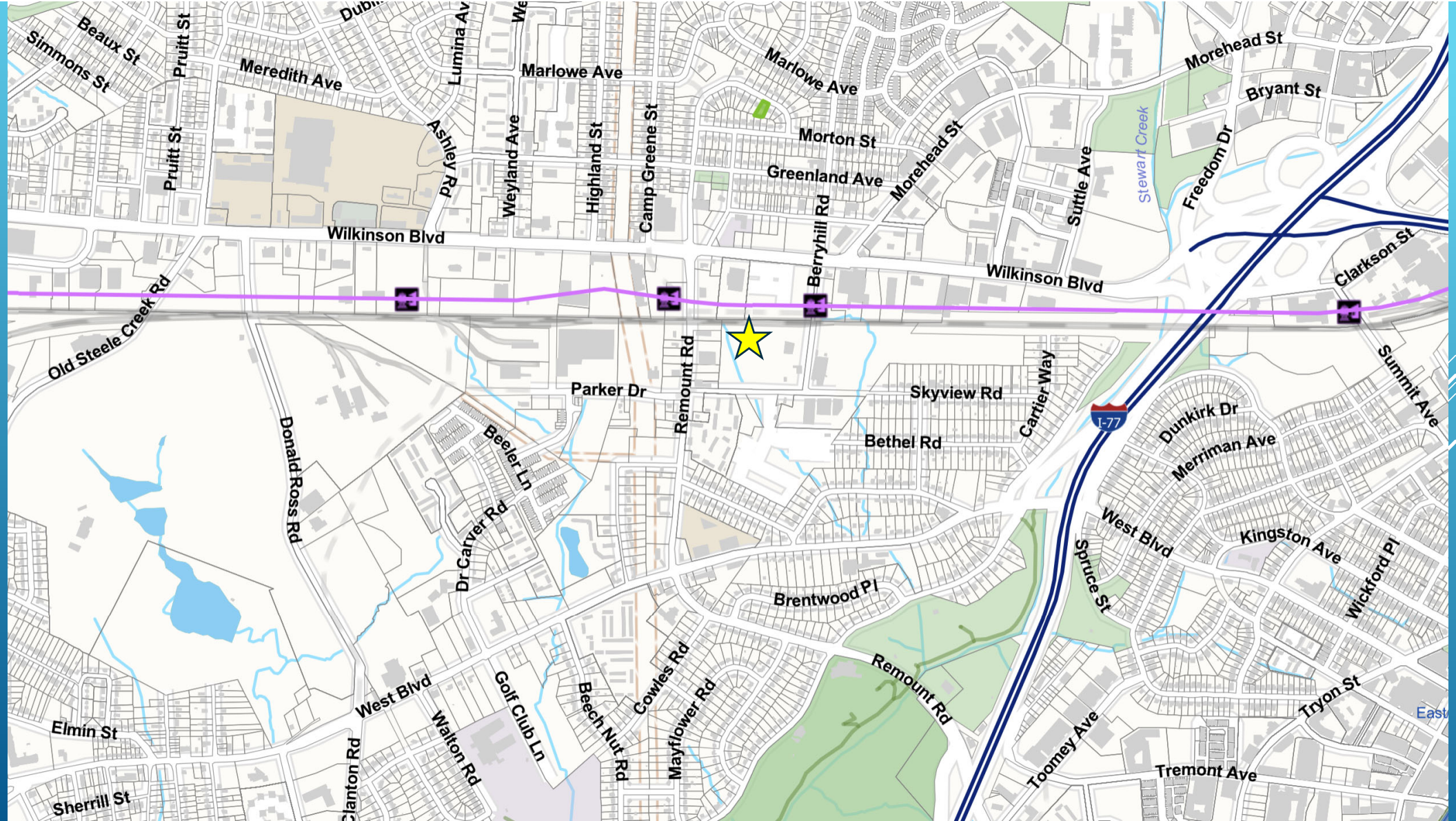
Consistent with 2040 Policy Map  
recommendation for CAC

## CD conditions:

1. Minimum of two (2) uses on the site
2. Coordinate with CATS on Silver Line







# POTENTIAL REZONING SCHEDULE

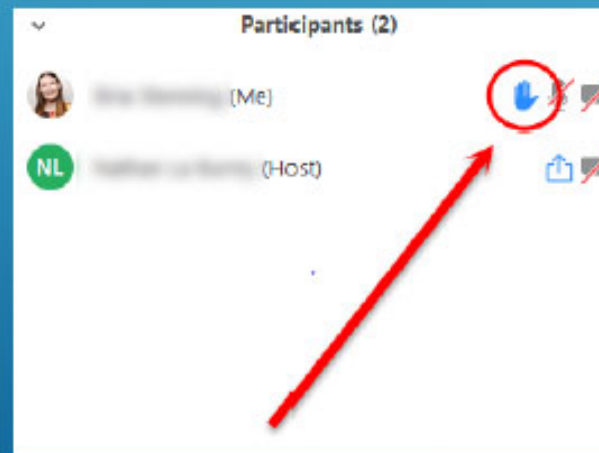
- ▶ **Application Cycle:** Submitted November 15<sup>th</sup>
- ▶ **Official Community Meeting:** Today, January 27<sup>th</sup>
- ▶ **Site Plan Resubmittal:** February 10<sup>th</sup>
- ▶ **Earliest Public Hearing:** March 17<sup>th</sup>
- ▶ **Zoning Committee:** April 1<sup>st</sup>
- ▶ **City Council Decision:** April 21<sup>st</sup>

# QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



THANK YOU!

