

## OFFICIAL COMMUNITY MEETING REPORT

**Petitioner: Union Church**  
Rezoning Petition No. 2025-122

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 December 26, 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 Monday January 5<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 one (1) attendee from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Andrew Sanchez, Karen Bullock, Daymon Pope, Justin Carter, and Brian Bullock as well as by Petitioner's agents, Collin Brown and Lisa Arnold with Alexander Ricks.

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

Mr. Collin Brown welcomed the attendee and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown showed aerials of the approximately 15-acre site located south of East WT Harris Boulevard and west of the Old Concord Road. He described the location of the property. The property is currently developed with an office building.

Mr. Brown displayed the zoning map and explained that the site is currently zoned Business Park, BP(CD). He stated that the rezoning request is to allow a rezoning to OFC which would allow the proposed use, a religious institution. He displayed pictures of the existing building and explained that the proposed use, a church, would adaptively reuse the existing building. He described the location of the rezoning petition and how it relates to the attendee's address. He explained that the rezoning petition is inconsistent with the 2040 Policy Map, but the rezoning is consistent with the current use of the property.

Mr. Brown stated that the rezoning timeline could result in a public hearing in February and City Council decision in March, at the earliest. Mr. Brown concluded the presentation by providing the petition number and encouraged any interested neighbors to reach out to the Petitioner's team via the provided contact information.

Mr. Sanchez, representing petitioner, introduced himself and explained that they would like to use this location as satellite location for their church which operates out of Baltimore, MD.

The virtual meeting was then opened for discussion:

The attendee asked if the church would have services every Sunday. Mr. Sanchez explained that the church will operate every Sunday for four services.

The attendee asked about parking on the property. Mr. Sanchez explained that the church will use the existing surface parking lot and it would be sufficient to meet their needs. Mr. Brown displayed an aerial of the property and noted that the property has ample parking. He explained that traffic is a concern in this area, however the church would operate during off-peak times. Mr. Sanchez added that the church has parking attendants to help facilitate parking concerns. Mr. Brown added that there would be no school impacts and would be a benefit to the community to have the building reoccupied.

Mr. Brown offered to provide a copy of the presentation to the attendee and directed neighbors to the City's website to view staff comments.

The meeting concluded at approximately 5:45 p.m. without any further questions or discussion from the community.

Respectfully submitted this 15<sup>th</sup> day of January 2026.

cc: Michael Russell, 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!

2025-126	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE	PHYSICAL ADDRESS	PHYSICAL ZIP CODE
2025-126	1012107	NEELY	JACQUELINE S	TONY A	NEELY	5332 CHEVAL PL		CHARLOTTE	NC	28205	5331 CHEVAL PL CHARLOTTE NC	
2025-126	1012108	ROMERO	JOSE E	ROSA	VILLALOBOS	5332 CHEVAL PL		CHARLOTTE	NC	28205	5332 CHEVAL PL CHARLOTTE NC	
2025-126	1012109	K M DUPRE ENTERPRISES LLC				308 PALMER WAY		WILMINGTON	NC	28412-1386	5324 CHEVAL PL CHARLOTTE NC	
2025-126	1012121	TRAN		HUU	TRAN	5327 WILORA LAKE RD		CHARLOTTE	NC	28205	5327 WILORA LAKE RD CHARLOTTE NC	
2025-126	1012122	NCA SHARON LLC				4025 N SHARON AMITY RD		CHARLOTTE	NC	28205	4025 N SHARON AMITY RD CHARLOTTE NC	
2025-126	1012134	MARZOUIQ	ALI	ALONA	MARZOUIQ	5318 AUBURNDALE RD		CHARLOTTE	NC	28205	5318 AUBURNDALE RD CHARLOTTE NC	
2025-126	1012135	SAMPICOGNA	MARIA	TYLER	HINES	4129 NORTH SHARON AMITY RD		CHARLOTTE	NC	28205	4129 N SHARON AMITY RD CHARLOTTE NC	
2025-126	1012136	CANALES	MARIA			4121 N SHARON AMITY RD		CHARLOTTE	NC	28205	4121 N SHARON AMITY RD CHARLOTTE NC	
2025-126	1012137	AMERIDREAM CONSTRUCTION LLC				9239 OLD BAILES RD		INDIAN LAND	SC	29707-9164	4115 N SHARON AMITY RD CHARLOTTE NC	
2025-126	1012138	BALLARD	SHARON MILLER			4101 N SHARON AMITY RD		CHARLOTTE	NC	28205	4101 N SHARON AMITY RD CHARLOTTE NC	
2025-126	1012219	FEDI EMPRE COMPANY LLC				2332 BEATTIES FORD RD		CHARLOTTE	NC	28216	3919 N SHARON AMITY RD CHARLOTTE NC	
2025-126	1012220	AGBOGLO	AYABA HELOISE			3925 N SHARON AMITY RD		CHARLOTTE	NC	28205	3925 N SHARON AMITY RD CHARLOTTE NC	
2025-126	10305201	PEREZ	YAZMIN			9430 CHANSON PL		MATTHEWS	NC	28105-7662	106 STILLWELL OAKS CR CHARLOTTE NC	
2025-126	10305214	HOOVER	JAMES			525 STILLWELL OAKS CIRCLE		CHARLOTTE	NC	28212	531 WILORA LAKE RD CHARLOTTE NC	
2025-126	10305215	JIMINEZ	JAMIE ELMER LOPEZ	MARIA EUGENIA	FIALLOS-LOPEZ	519 STILLWELL OAKS CIRCLE		CHARLOTTE	NC	28212	519 STILLWELL OAKS CR CHARLOTTE NC	
2025-126	10305216	AVILA	WENDY M MONTES	JUAN MIGUEL	MONTES	5600 WILORA LAKE RD		CHARLOTTE	NC	28212	5600 WILORA LAKE RD CHARLOTTE NC	
2025-126	10305218	HOOVER	JAMES			525 STILLWELL OAKS CR		CHARLOTTE	NC	28212	525 STILLWELL OAKS CR CHARLOTTE NC	
2025-126	10305312	NEE	Y SAN	H MEN TRACY	BKRONG	114 STILLWELL OAKS CIR		CHARLOTTE	NC	28212	114 STILLWELL OAKS CR CHARLOTTE NC	
2025-126	10305313	PEREZ	EDGAR LEON			5518 WILORA LAKE RD		CHARLOTTE	NC	28212	5518 WILORA LAKE RD CHARLOTTE NC	
2025-126	10305314	HERRERA	HECOTR MANUEL			5518 WILORA LAKE RD		CHARLOTTE	NC	28212	5518 WILORA LAKE RD CHARLOTTE NC	
2025-126	10305315	SOWELL	JOHN L			5510 WILORA LAKE RD		CHARLOTTE	NC	28212	5510 WILORA LAKE RD CHARLOTTE NC	
2025-126	10305316	VALENCIA	SAMUEL VARILLAS			5500 WILORA LAKE RD		CHARLOTTE	NC	28212	5500 WILORA LAKE RD CHARLOTTE NC	
2025-126	10305317	DAZ	SONIA DE LA CRUZ			6605 MONTEZUMA TRL		CHARLOTTE	NC	28227	5423 WILORA LAKE RD CHARLOTTE NC	
2025-126	10305319	SANCHEZ	RODOLFO			8030 KING RD		CHARLOTTE	NC	28215	5420 WILORA LAKE RD CHARLOTTE NC	
2025-126	10305320	ANKISE MIHERET BATA LEMARIAM ETHIOPIAN ORTH				3912 N SHARON AMITY RD		CHARLOTTE	NC	28205	3930 N SHARON AMITY RD CHARLOTTE NC	
2025-126	10305321	ANKISE MIHERET BATA LEMARIAM ETHIOPIAN ORTH				3912 NORTH SHARON AMITY RD		CHARLOTTE	NC	28205	3912 N SHARON AMITY RD CHARLOTTE NC	
2025-126	10306104	PARHAM	JANE E			4200 N SHARON AMITY RD		CHARLOTTE	NC	28205	4122 N SHARON AMITY RD CHARLOTTE NC	
2025-126	10306106	HOLLIFIELD	PAAMELA ALICE			4126 N SHARON AMITY RD		CHARLOTTE	NC	28205	4126 N SHARON AMITY RD CHARLOTTE NC	
2025-126	10306107	JULIAN	STEPHANIE MARIE			4118 N SHARON AMITY RD		CHARLOTTE	NC	28205	4118 N SHARON AMITY RD CHARLOTTE NC	
2025-126	10306108	HATCHER	TRACY T			4110 N SHARON AMITY RD		CHARLOTTE	NC	28205	4110 N SHARON AMITY RD CHARLOTTE NC	
2025-126	10306109	NGUYEN	TRANG			4100 SHARON AMITY RD		CHARLOTTE	NC	28205	4100 N SHARON AMITY RD CHARLOTTE NC	
2025-126	10306110	CHARLOTTE CALVARY CHURCH OF THE NAZARENE				4000 N SHARON AMITY RD		CHARLOTTE	NC	28205	4000 N SHARON AMITY RD CHARLOTTE NC	
2025-126	10306112	HANSFORD	KELSEY			4045 MAYBERRY LN		CHARLOTTE	NC	28212	4045 MAYBERRY LN CHARLOTTE NC	
2025-126	10306115	HANSFORD	KELSEY			4037 MAYBERRY LN		CHARLOTTE	NC	28212	4037 MAYBERRY LN CHARLOTTE NC	
2025-126	10306201	TRANNHAM	MARY M			4044 MAYBERRY LN		CHARLOTTE	NC	28212-8465	4044 MAYBERRY LN CHARLOTTE NC	
2025-126	10306202	DEWBERRY	MATTHEW			4038 MAYBERRY LN		CHARLOTTE	NC	28212	4038 MAYBERRY LN CHARLOTTE NC	
2025-126	10306203	LOVELL	GIGI	ERIC	LOVELL	4022 MAYBERRY LN		CHARLOTTE	NC	28212	4032 MAYBERRY LN CHARLOTTE NC	
2025-126	10306204	LOVELL	GABRIELLE G	ERIC C	LOVELL	4022 MAYBERRY LN		CHARLOTTE	NC	28212	4022 MAYBERRY LN CHARLOTTE NC	
2025-126	10306205	WRIGHT	DANIEL W			4322 HANCOCK TER		CHARLOTTE	NC	28205-4626	5525 WILORA LAKE RD CHARLOTTE NC	
2025-126	10306206	NGUYEN	OANH HOANG			7307 COLBY CT		CHARLOTTE	NC	28226	5601 WILORA LAKE RD CHARLOTTE NC	
2025-126	10306207	SERABIAN	MICHAEL JOHN			5613 WILORA LAKE RD		CHARLOTTE	NC	28212	5613 WILORA LAKE RD CHARLOTTE NC	
2025-126	10306208	KHAING	KYAW	TIN TIN	KHAING	5623 WILORA LAKE RD		CHARLOTTE	NC	28212	5623 WILORA LAKE RD CHARLOTTE NC	

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!

2025-122	full_name_neighborhood	first_name	last_name	physical_address	street address	apartment_unit_or_suite	city	state	zip code
2025-122	Autumnwood Community Associatio	Cynthia	King	1131 AUTUMNWOOD LANE, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-122	Autumnwood Community Associatio	William	Jett	7041 SUMMER PL, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-122	Back Creek Farms HOA	Andrea	Hankins	2104 GELBRAY COURT, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-122	Back Creek II Homeowners Associ	Felicia	Thompkins	8640 UNIVERSITY CITY BV, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-122	Back Creek II Homeowners Associ	Gregory	Phipps	8640 UNIVERSITY CITY BV, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-122	College Downs Community Associa	Cheri	Strickland	8840 UNIVERSITY CITY BLVD, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-122	College Downs Community Associa	Glenda	Martin	9013 NOTTOWAY DR, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-122	College Downs Community Associa	Meg	Morgan	9001 NOTTOWAY DRIVE, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-122	College Downs Community Associa	Sylvia	Nance	1928 BONNIE LN, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-122	College Downs Community Associa	Terry	Leonard	1821 BONNIE LANE, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-122	Crab Orchard Homeowners Associa	John	Watson	8214 MISTY EVE LANE, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-122	Garden Renaissance In The South	Don	Boekelheide	7117 LEAVES LANE, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-122	General's Point	Jill	Stephenson	6702 IRON BRIGADE LANE, CHARLOTTE, NC, 28269			CHARLOTTE NC		28269
2025-122	Glen Laurel	Cynthia	Meadows	3024 WILLAMETTE VALLEY DR, CHARLOTTE, NC, 28215			CHARLOTTE NC		28215
2025-122	Grenelefe Village Homeowners' A	Ursula	Smith	7800 KNOLLWOOD CR, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-122	Heatherstone Condominiums	Linda	Webb	9327 MEADOW VISTA ROAD, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-122	Lakeview II At Faires Farm Home	Alvin	Roland	1836 JEFFERY BRYAN DR, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-122	Loren Farms	Shannon	Homesley	2528 WINGDALE DRIVE, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-122	McGregor Downs Neighborhood Ass	Robin	Harris	2415 MCLEAN RD, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-122	Monroe Road Advocates (MORA)	Kelley	Fluharty	8211 UNIVERSITY RIDGE DR, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-122	NC State Senate #40 Candidate	John	Aneralla	7714 PICKERING DR, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-122	Neighbors Bordering Celanese	Demetra	Dunlop	1806 ROCKY RIVER RD, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-122	Newell/ Rocky River Road	Tamara	Glover	8616 KNOLLWOOD CIRCLE, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-122	Other	Tiyana	Brown	8211 UNIVERSITY RIDGE, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-122	Seven Oaks Community Group	Miranda	Moore	1914 YAUPON ROAD, CHARLOTTE, NC, 28215			CHARLOTTE NC		28215
2025-122	Seven Oaks Neighborhood	Angela	Browder	2614 IMPATIE DRIVE, CHARLOTTE, NC, 28215			CHARLOTTE NC		28215
2025-122	Seven Oaks Neighborhood	Rodney	Moore	1914 YAUPON RD, CHARLOTTE, NC, 28215			CHARLOTTE NC		28215
2025-122	Shady Hills Community Associati	Elliott	Glover	808 CAROLYN LN, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-122	Thomasboro Neighborhood Associa	Bill	Jones	7117 LEAVES LN, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-122	Thomasboro Neighborhood Associa	Vanessa	Johnson	7117 LEAVES LN, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-122	UNC Charlotte	Kathryn	Horne	9201 UNIVERSITY CITY BLVD, CHARLOTTE, NC, 28226			CHARLOTTE NC		28226
2025-122	University City	Johnelle	Causwell	1320 IVY MEADOW DRIVE, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213
2025-122	University Park	Kelly	Alexander	9201 UNIVERSITY CITY BV, CHARLOTTE, NC, 28223			CHARLOTTE NC		28223
2025-122	Vera Jones Neighborhood Associa	Brian	Nelson	9421 VERA JONES LANE, CHARLOTTE, NC, 28213			CHARLOTTE NC		28213

# EXHIBIT B

December 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:** Monday, January 5<sup>th</sup> at 5:30 p.m.  
**Location:** Virtual Meeting, RSVP for link (details provided below)  
**Petitioner:** Union Church  
**Petition No.:** 2025-122

Dear Charlotte Neighbor:

Our firm represents Union Church (the “Petitioner”) in its proposal to rezone an approximately 14.92-acre site located south of East W.T. Harris Boulevard, east of Old Concord Road, and west of University East Drive. The Petitioner is requesting a rezoning from the BP(CD) zoning district to the OFC zoning district to accommodate their religious institution use within the existing building.

In accordance with the requirements of the City of Charlotte Unified Development Ordinance, the Petitioner will hold an Official Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning 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 **Monday, January 5<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 (“Union Church”) 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

**2025-122: Union Church**

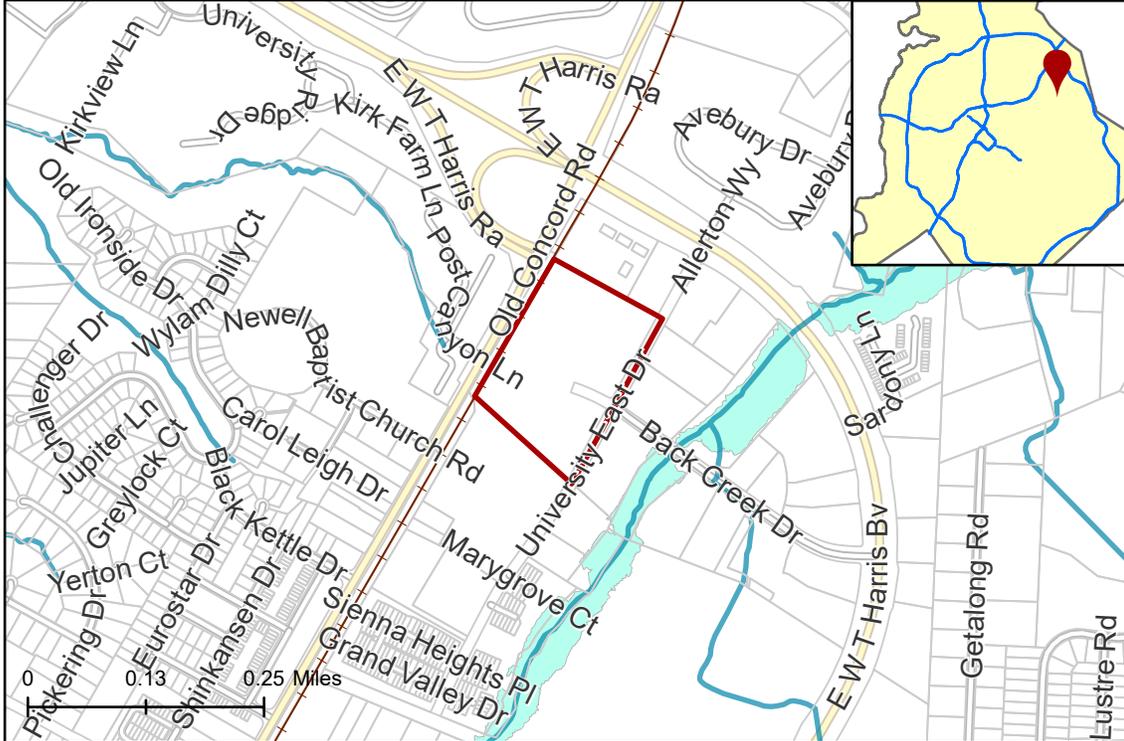
**Parcel(s)** 10537124

**Current Zoning** BP(CD) (Business Park, Conditional)

**Requested Zoning** OFC (Office Flex Campus)

Approximately 15 acres

**Location of Requested Rezoning**

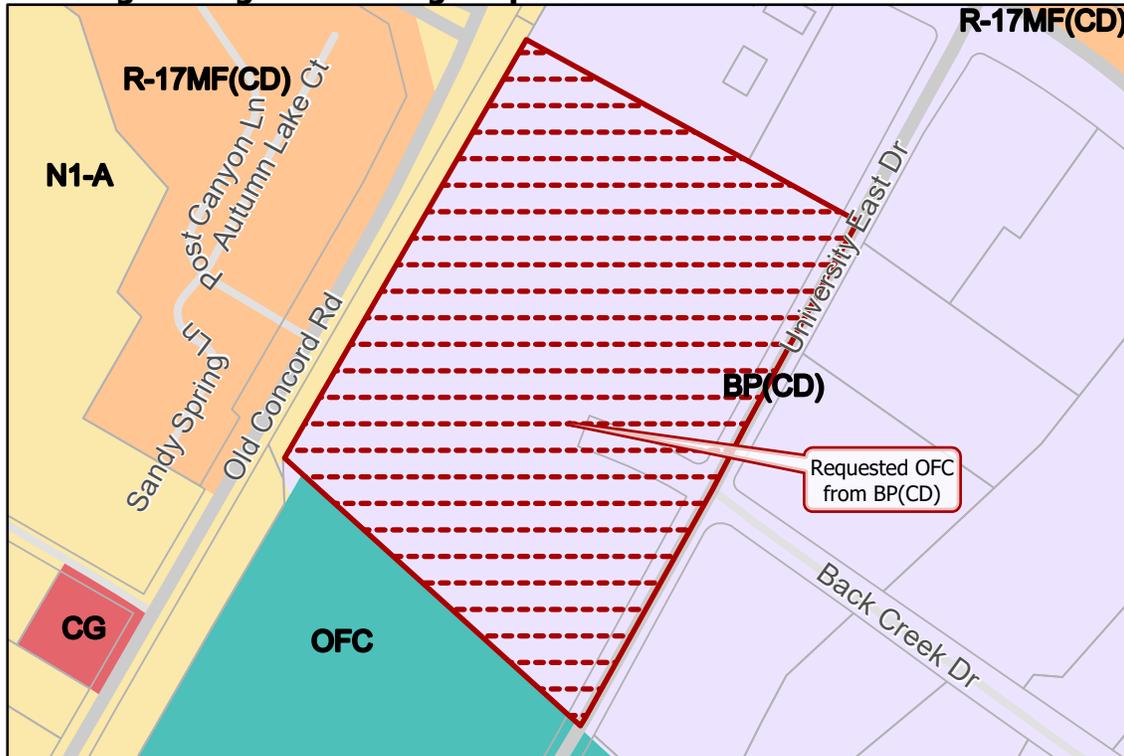


**Rezoning Map**



- 2025-122
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District**
- 4-Reneé Johnson

**Existing Zoning & Rezoning Request**



- Requested OFC from BP(CD)
- Zoning Classification**
- Neighborhood 1
- Multi-Family
- Campus
- Business Park
- Commercial



Map Created 11/20/2025

# EXHIBIT C

# Registrants for 'Official Community Meeting - Union Church'

<input type="checkbox"/>	Registrants	Email Address	Registration Date	
<input type="checkbox"/>	<a href="#">Andrew Sanchez</a>	andrew.s@theunionchurch.com	Jan 5, 2026 05:33 PM	<input type="button" value="Copy"/>
<input type="checkbox"/>	<a href="#">Karen Bullock</a>	karen.b@theunionchurch.com	Jan 5, 2026 05:32 PM	<input type="button" value="Copy"/>
<input type="checkbox"/>	<a href="#">Daymon Pope</a>	daymon.p@theunionchurch.com	Jan 5, 2026 05:32 PM	<input type="button" value="Copy"/>
<input type="checkbox"/>	<a href="#">Justin Carter</a>	minthill@theunionchurch.com	Jan 5, 2026 05:30 PM	<input type="button" value="Copy"/>
<input type="checkbox"/>	<a href="#">Brian Bullock</a>	brian.b@theunionchurch.com	Jan 5, 2026 05:29 PM	<input type="button" value="Copy"/>
<input type="checkbox"/>	<a href="#">Collin Brown</a>	Collin.brown@alexandericks.com	Jan 5, 2026 05:24 PM	<input type="button" value="Copy"/>
<input type="checkbox"/>	<a href="#">Linda Webb</a>	webb_linda@bellsouth.net	Jan 2, 2026 06:25 PM	<input type="button" value="Copy"/>

# EXHIBIT D



**REZONING #2025-122**

**@ UNIVERSITY EAST DRIVE**

**UNION CHURCH**

Official Community Meeting

January 5, 2026

Alexander  
Ricks  
PLLC

# MEETING AGENDA

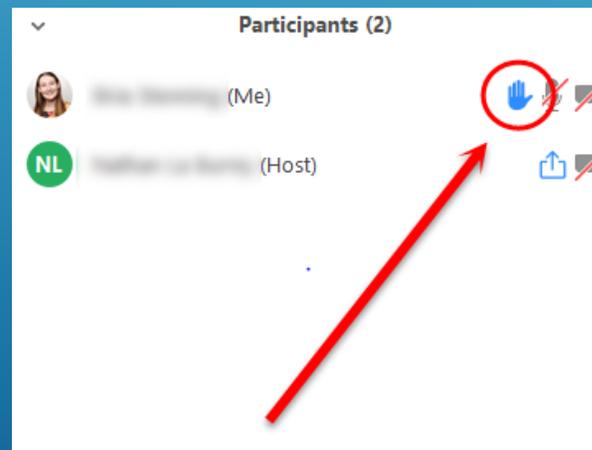
- **Introductions**
  - **Property Location**
  - **Development Considerations**
  - **Current Zoning**
  - **2040 Plan Recommendation**
  - **Proposed Rezoning Plan**
  - **Potential Rezoning Timeline**
  - **Questions/Discussion**
- 

# AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



# TEAM INTRODUCTIONS



**union**  
CHARLOTTE

**Property Owner: LONGVALLEY I LLC**

**Petitioner: Union Church**

Andrew Sanchez



Alexander  
Ricks  
PLLC

Collin Brown & Lisa Arnold

# PROPERTY LOCATION



### 2025-122: Union Church

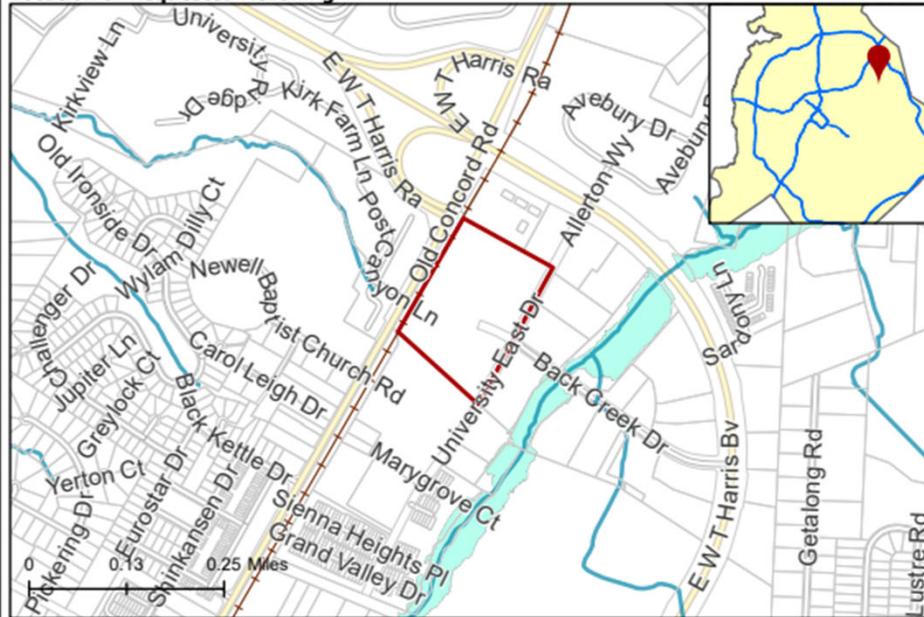
Parcel(s) 10537124

**Current Zoning** BP(CD) (Business Park, Conditional)

**Requested Zoning** OFC (Office Flex Campus)

Approximately 15 acres

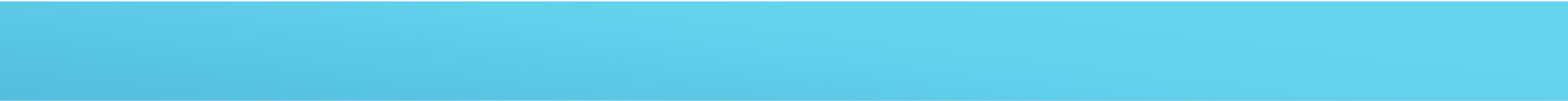
#### Location of Requested Rezoning



### Rezoning Map

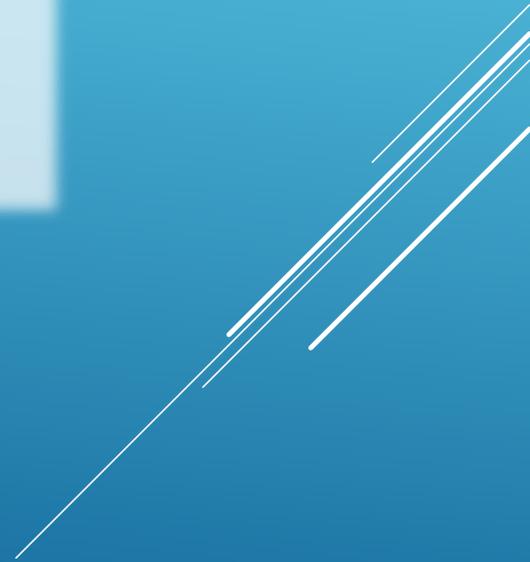


- 2025-122
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District 4-Reneé Johnson





# DEVELOPMENT CONSIDERATIONS



# DEVELOPMENT 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 Plan and other Policy Recommendations
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities

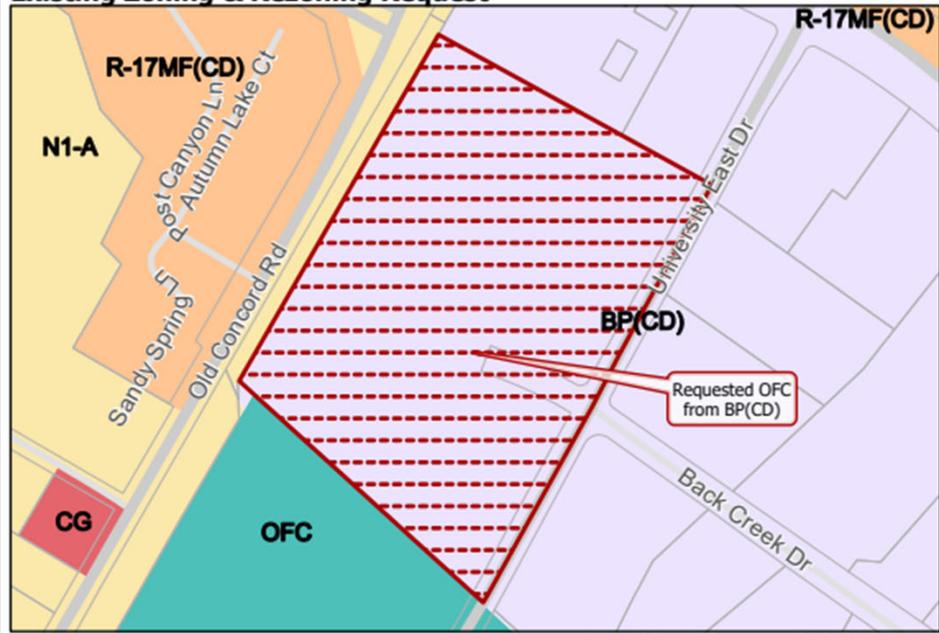


# EXISTING ZONING



# REZONING REQUEST

### Existing Zoning & Rezoning Request



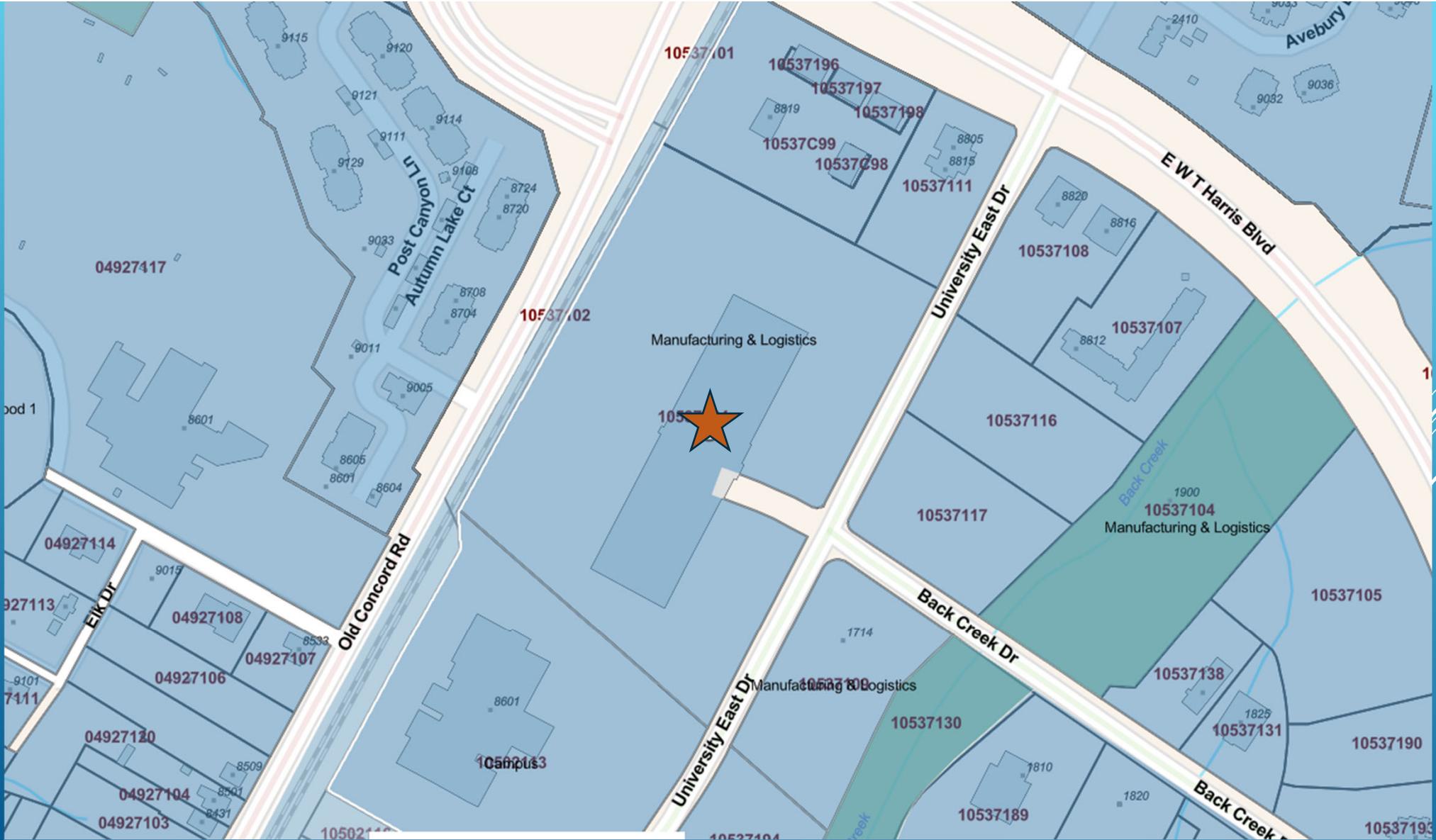
Requested OFC from BP(CD)

### Zoning Classification

- Neighborhood 1
- Multi-Family
- Campus
- Business Park
- Commercial



Map Created 11/20/2025





### 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

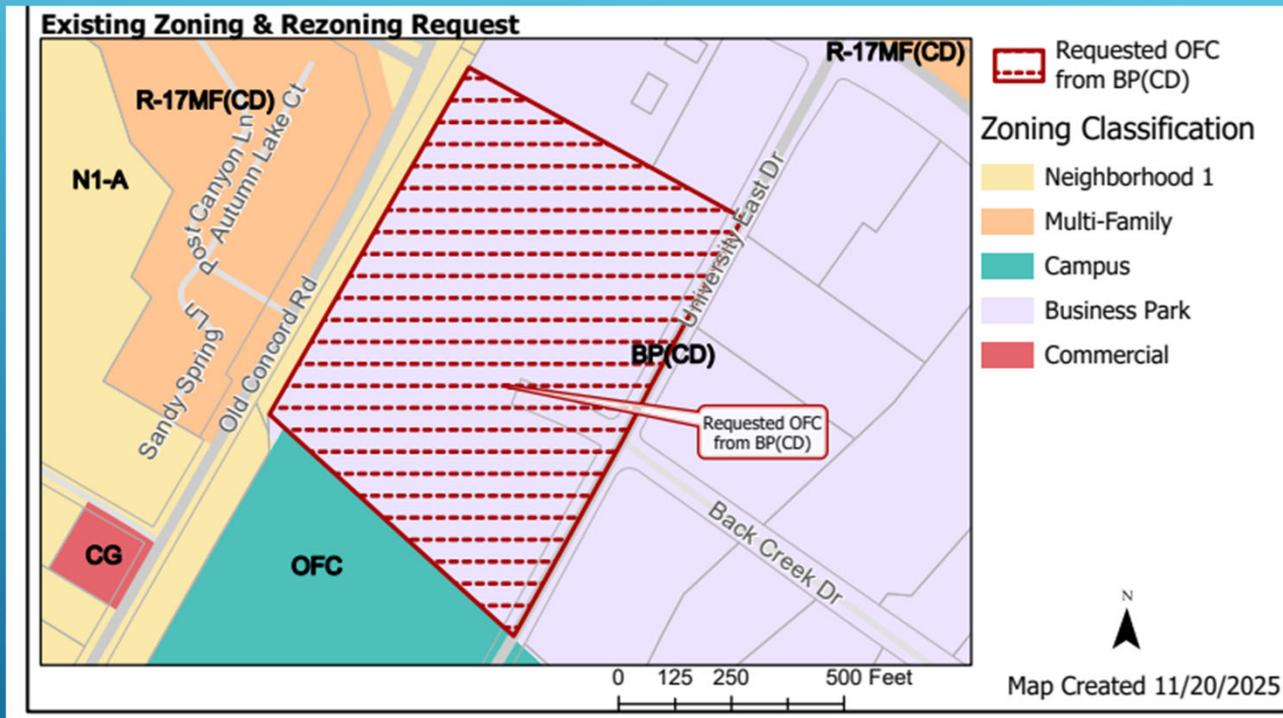
Employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.



### 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.

# REZONING TO ALLOW RELIGIOUS INSTITUTION AS AN ADAPTIVE REUSE OF EXISTING BUILDING

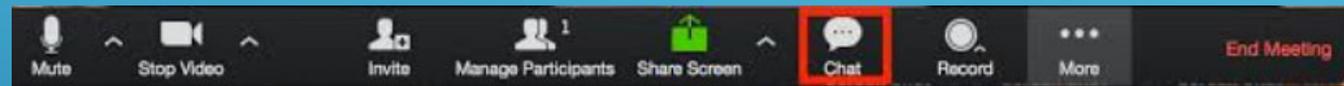


# POTENTIAL REZONING SCHEDULE

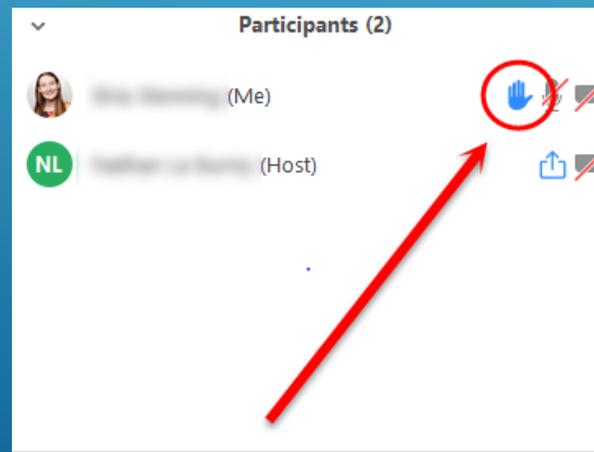
- ▶ **Application Filed:** November 2025
- ▶ **Official Community Meeting:** Today, January 5<sup>th</sup>
- ▶ **Earliest Public Hearing:** February 16<sup>th</sup>
- ▶ **Zoning Committee:** March 3<sup>rd</sup>
- ▶ **City Council Decision:** March 16<sup>th</sup>

# QUESTIONS?

Type your  
questions



Or ask out loud



THANK YOU!

